

**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**  
**July 5, 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 June 7, 2023, Regular Meeting
2. SPLN-22-0001. Stonehouse Tract S Phase 1
3. SPLN-22-0003. Stonehouse Tract 11

**F. PUBLIC HEARINGS**

1. SUP-23-0014. 7649 Cypress Drive Rental of Rooms
2. SUP-23-0011. Stonehouse Water & Sewer Improvements.

**G. PLANNING COMMISSION CONSIDERATIONS**

1. Powhatan Creek Watershed Management Plan Update

**H. PLANNING DIRECTOR'S REPORT**

1. Planning Director's Report - July 2023

**I. PLANNING COMMISSION DISCUSSION AND REQUESTS**

**J. ADJOURNMENT**

**ITEM SUMMARY**

DATE: 7/5/2023  
TO: The Planning Commission  
FROM: Paul D. Holt, III, Secretary  
SUBJECT: Minutes of the June 7, 2023, Regular Meeting

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**ATTACHMENTS:**

	Description	Type
☐	Minutes of the June 7, 2023, Regular Meeting	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/28/2023 - 10:33 AM
Planning Commission	Holt, Paul	Approved	6/28/2023 - 10:34 AM
Publication Management	Daniel, Martha	Approved	6/28/2023 - 11:51 AM
Planning Commission	Holt, Paul	Approved	6/28/2023 - 11:53 AM

**MINUTES**  
**JAMES CITY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**County Government Center Board Room**  
**101 Mounts Bay Road, Williamsburg, Va 23185**  
**June 7, 2023**  
**6:00 PM**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

Mr. Holt stated that Mr. Stephen Rogers has requested to participate in the meeting remotely from his home through electronic communications due to medical reasons. Mr. Holt noted that under these circumstances, the Commission did not need to vote on the remote participation.

**Planning Commissioners Present:**

Tim O'Connor  
Jack Haldeman  
Rich Krapf  
Frank Polster  
Barbara Null

**Planning Commissioners Participating Remotely:**

Stephen Rodgers

**Planning Commissioners Absent:**

Rob Rose

**Staff Present:**

Paul Holt, Director of Community Development and Planning  
Liz Parman, Deputy County Attorney  
Terry Costello, Senior Planner  
John Risinger, Senior Planner

**C. PUBLIC COMMENT**

Mr. Polster opened Public Comment.

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

**D. REPORTS OF THE COMMISSION**

Mr. Rodgers stated that the Development Review Committee (DRC) met at approximately 4 p.m. on May 24, 2023, to discuss three cases.

Mr. Rodgers stated that C-23-0030. JCSA Five Forks Water Treatment Plant Building Addition proposes an addition of approximately 1,800 square feet to the main facility for the storage of chemicals. Mr. Rodgers stated that the previously adopted Special Use Permit (SUP) conditions require DRC review of any proposed accessory structures or minor changes to the facility to determine the consistency with the curated development plan.

Mr. Rodgers further stated that the addition is proposed at the back of the main treatment facility building, where an existing slab is currently located. Mr. Rodgers stated that the addition to the building, will result in the loss of a few parking spaces, while also reducing the amount of space for large trucks to be able to drive up to the loading dock. Mr. Rodgers stated that to create additional parking and adequate truck turnaround, minor paving improvements will be necessary at the front of the building.

Mr. Rodgers stated that staff finds the proposed addition to be considered an accessory structure and consistent with the adopted SUP conditions and development plan. Mr. Rodgers stated that the proposed construction is not visible from the public right-of-way, is in an area that was previously disturbed, and does not change the basic characteristics or concept of the development.

Mr. Rodgers stated that a motion was made to recommend approval of the additions to the James City Service Authority (JCSA) Five Forks Water Treatment Facility. Mr. Rodgers stated that the motion passed by a vote of 4-0.

Mr. Rodgers stated that SP-23-0024. LifePointe East Parking proposes additional on-site parking lot that does not fully align with the original approved Master Plan for LifePointe Christian Church. Mr. Rodgers stated that the proposed adjustment consists of a parking area that exceeds the areas shown on the Master Plan and encroaches on an area designated for wooded preservation and buffering.

Mr. Rodgers stated that the addition is proposing an additional 116 parking spaces in the East Parking Area to accommodate the use of the church. Mr. Rodgers stated that the significant increase in attendance over the last two years, the need for additional parking has prompted the parking adjustment request.

Mr. Rodgers stated that following discussion, the DRC determined that the presented alternate parking lot is not expected to negatively impact neighboring property owners or negatively impact the rural character of area. Mr. Rodgers stated that staff recommended approval of the alternate layout with the condition that additional landscaping and buffering adjacent to the parking lot be reviewed by the Planning Director as part of the site plan review process to ensure the mitigation of impacts to neighboring properties and preservation of rural character.

Mr. Rodgers stated that a motion was made to recommend approval of the additions to the LifePointe Christian Church East Parking Lot with the condition of enhanced landscaping. Mr. Rodgers stated that the motion passed by a vote of 4-0.

Mr. Rodgers stated that SPLN-22-0006. The Settlement at Powhatan Creek Phase 4 Waterline Exception proposes the installation of a waterline within a landscape buffer. Mr. Rodgers stated that due to the size of the proposed development an additional waterline is required. Mr. Rodgers stated that the applicant has requested the waterline to be located within the landscape buffer of the proposed subdivision.

Mr. Rodgers stated that the proposed additions consist of 68 townhouses located in the area designated Phase IV. Mr. Rodgers stated that the applicant is requesting to run a JCSA waterline through a 150-foot buffer located along Monticello Avenue.

Mr. Rodgers stated that according to the 2045 Comprehensive Plan, the development fronts on Monticello Avenue which is designated as a Community Character Conservation, Open Space, or Recreation. Mr. Rodgers stated that the request also calls for the removal of three trees located within the 150-foot buffer.

Mr. Rodgers stated that staff has concluded the disturbance proposed within the designated 150-foot buffer is consistent with the Master Plan. Mr. Rodgers stated that staff recommends approval of the request to allow the waterline to be run through the 150-foot buffer along Monticello Avenue.

Mr. Rodgers stated that a motion was made to recommend approval of the additions to The Settlement at Powhatan Creek Phase IV with the condition of the replacement of the trees that were in the area. Mr. Rodgers stated that the motion passed by a vote of 4-0.

The Policy Committee did not meet in May and therefore there was no report.

## **E. CONSENT AGENDA**

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

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

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers

Absent: Rose

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

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

Ayes: Haldeman, Krapf, Null, Polster, Rodgers

Abstain: O'Connor

Absent: Rose

Mr. O'Connor requested to remove SPLN-22-0006. Settlement at Powhatan Creek Phase 4 Waterline Exception. Mr. O'Connor stated that his firm manages this property, and he would like to recuse himself from any discussion or vote in order to avoid any appearance of a conflict of interest.

On roll call vote, the Commission voted to approve the May 3, 2023, Regular Meeting, SPLN-22-0005. Stonehouse Tract 10A, DRC Action Item: C-23-0030. JCSA Five Forks Water Treatment Plant Building Addition, and DRC Action Item: C-23-0030. JCSA Five Forks Water Treatment Plant Building Addition. (6-0)

Mr. Polster inquired if there was any discussion on DRC Action Item: SPLN-22-0006. Settlement at Powhatan Creek Phase 4 Waterline Exception.

Mr. O'Connor stated that he did not need any discussion.

Mr. Haldeman made a motion to approve DRC Action Item: SPLN-22-0006. Settlement at Powhatan Creek Phase 4 Waterline Exception.

On a roll call vote, the Commission voted to approve DRC Action Item: SPLN-22-0006. Settlement at Powhatan Creek Phase 4 Waterline Exception. (5-1-0)

1. Minutes of the May 3, 2023, Regular Meeting
2. SPLN-22-0005. Stonehouse Tract 10A
3. Development Review Committee Action Item: C-23-0030. JCSA Five Forks Water Treatment Plant Building Addition
4. Development Review Committee Action Item: SP-23-0024. LifePointe Christian Church East Parking Area
5. Development Review Committee Action Item: SPLN-22-0006. Settlement at Powhatan Creek Phase 4 Waterline Exception

**F. PUBLIC HEARINGS**

1. SUP-23-0014. 7649 Cypress Drive Rental of Rooms

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

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

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers

Absent: Rose

Mr. Holt stated that the applicant requested to postpone consideration of this item to the Commission's July 5, 2023, Regular Meeting. Mr. Holt stated that the applicant is still working on resolving some comments received from the Virginia Department of Health during the initial plan review and need additional time bring the resolution to fruition. Mr. Holt noted that the case has been advertised; therefore, it would be necessary to open the Public Hearing and continue the Public Hearing to a date and time certain.

Mr. Polster opened the Public Hearing.

No one wished to speak at this meeting.

Mr. Krapf made a motion to continue the Public Hearing to the Planning Commission's July 5, 2023, Regular Meeting.

On a roll call vote, the Commission voted to continue SUP-23-0014. 7649 Cypress Drive Rental of Rooms to July 5, 2023. (6-0) The Public Hearing remained open.

2. SUP-23-0015. David A. Nice Builders Office and Parking Expansion

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, O'Connor, Polster, Rodgers

Absent: Rose

Ms. Terry Costello, Senior Planner, stated that Mr. Brandon Nice of David A. Nice Builders has applied for an SUP to allow for the expansion of a contractor's office on two parcels located at 4575 & 4579 Ware Creek Road. Ms. Costello stated that the combined acreage of the parcels is 3.93 acres. Ms. Costello further stated that the parcels are zoned A-1, General Agricultural and designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. Ms. Costello stated that a contractor's office and storage is a specially permitted use in the A-1 Zoning District.

Ms. Costello stated that the 2,000-square-foot expansion would bring the existing 6,100-square-foot building to a total of 8,100 square feet. The proposal also includes additional parking spaces. Ms. Costello stated that when the building at 4575 Ware Creek Road was first used as an office, in 1988, a contractor's office and warehouse was a permitted use in the A-1 District. Ms. Costello further stated that the Zoning Ordinance was amended in 1989 to require an SUP for this use. Ms. Costello stated that the building has been expanded three times, receiving SUPs in 1999, 2003, and 2012.

Ms. Costello stated that per the adopted Comprehensive Plan, retail and other commercial uses are encouraged to be located at planned commercial locations on major thoroughfares inside the primary Service Area (PSA); however, certain commercial uses which require very low intensity settings relative to the site in which it will be located, may be considered on a case-by-case basis, provided such uses are compatible with the natural and rural character of the area and are in accordance with the Rural Lands Development Standards.

Ms. Costello stated that the current proposal will bring the office use to 8,100 square feet, with 30 employees and customers who visit the site. Ms. Costello stated that typically office uses of this size and nature are encouraged to be located inside the PSA. Ms. Costello noted that expansions of this nature may begin to affect the compatibility of this use with the natural and rural character of this area.

Ms. Costello stated that staff finds that the following elements are consistent with the Rural Lands guidance:

- The boundary line extinguishment with the adjacent property would mean that the use is on a larger amount of acreage, more consistent with the guidance regarding low intensity settings.
- Staff finds that the existing office has the appearance of a single-family residential structure which complements the rural character of the area. The expansion will match the materials and colors of the existing structure.
- The tree line will largely remain undisturbed except for any clearing needed for the Best Management Practice, this is noted in Condition No. 9.
- Landscaping will be added to screen the additional parking and structure from Ware Creek Road with Condition No. 8.
- The proposal would not be located in an environmental sensitive area, would not include any new driveways, and will have lighting that complies with Condition No. 5.
- The scale of the use does not necessitate any capacity improvements to Ware Creek Road.

Ms. Costello stated that staff finds that the proposal is compatible with surrounding zoning and development and generally consistent with the 2045 Comprehensive Plan. Ms. Costello further stated that staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the attached conditions.

Mr. O'Connor inquired whether the SUP condition limiting the hours of operation was for the office use only or the entire operation of the business.

Ms. Costello stated that the office hours are 8 a.m.-5 p.m., so the SUP condition was set to allow for staff arriving up to a half hour early and leaving up to a half hour later.

Mr. O'Connor inquired whether this would preclude the occasional use outside those hours.

Ms. Costello stated that it would not preclude occasional use outside the stated hours when necessary to meet deadlines.

Mr. Polster opened the Public Hearing.

Mr. Chase Grogg, LandTech Resources, Inc., 205 Bulifants Boulevard, applicant, addressed the Commission in support of the application.

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

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

Mr. O'Connor noted that he was not in favor of limiting the hours of operation when it pertains to construction businesses which may occasionally need to operate at other times to meet deadlines. Mr. O'Connor inquired if the conditions could be modified to ensure that the business could operate when needed.

Mr. Holt stated that this was a staff recommendation, in deference to the adjacent residential uses and maintaining the rural character of the area.

Mr. Haldeman inquired if the applicant was agreeable to the condition.

Mr. Brandon Nice, 4571 Ware Creek Road, owner, stated that currently it is just the office staff at the location. Mr. Nice further stated that the construction equipment is stored at a different location. Mr. Nice stated that while he does not object to the condition, he would prefer not to have the restrictions.

Mr. Krapf inquired if, should the condition limiting hours of operation be removed, a different business could later acquire the property and operate at all hours.

Mr. Holt confirmed that without an SUP condition, a future business could operate at any and all hours.

Mr. Haldeman stated that he believes the SUP condition limiting the hours of operation should not be removed.

Ms. Null made a motion to recommend approval of the application, subject to the proposed conditions.

On a roll call vote, the Commission voted to recommend approval of SUP-23-0015. David A. Nice Builders Office and Parking Expansion. (6-0)

3. Z-23-0003/SUP-23-0013. The Overlook at Rochambeau

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, O'Connor, Polster, Rodgers

Absent: Rose

Mr. John Risinger, Senior Planner, stated that Mr. Howard Price of AES Consulting Engineers has applied on behalf of Ms. Jessica Aikens of Wedding Company of Williamsburg, LLC, for an SUP and Rezoning to develop an event facility at 4097 Rochambeau Drive. Mr. Risinger stated that the property is 15.02 acres in size and currently zoned A-1, General Agricultural, designated Rural Lands on the 2045 Comprehensive Plan, and is located outside the PSA. Mr. Risinger stated that this segment of Rochambeau Drive is considered to be a major collector road. Mr. Risinger further stated that the proposed event facility would include an 11,105-square foot event venue building, two 1,284-square foot accessory cottages, and an outdoor ceremony area with a pavilion to host weddings and other events with a maximum of 300 attendees including staff and vendors.

Mr. Risinger stated that in the A-1 Zoning District event facilities are considered as places of public assembly used primarily as event facilities which are subject to performance standards in the Zoning Ordinance. Mr. Risinger stated that SUPs are required for event facilities which do not meet all of the performance standards. Mr. Risinger stated that accordingly, this proposal requires an SUP because the property is not located along an arterial road and the proposed structures and parking areas are located on soils which are considered to be farmland of statewide importance by the United States Department of Agriculture. Mr. Risinger further stated that an SUP is required for the project as it includes more than 10,000 square feet of commercial floor area and more than 100 additional peak hour trips to the property.

Mr. Risinger stated that along with the SUP, the applicant has applied to rezone the property from A-1, General Agricultural to A-1, General Agricultural, with proffers. Mr. Risinger stated that the voluntary proffers would require that the accessory cottages only be used by event attendees and not as dwelling units or short-term rentals.

Mr. Risinger stated that staff has proposed SUP conditions to mitigate potential impacts of the proposal including limiting the maximum number of event attendees to 300, restricting the hours of operation to be between 9 a.m. and 11 p.m., requiring a 75-foot vegetated buffer around the perimeter of the property, and requirements for stormwater management.

Mr. Risinger stated that the proposed access to the site is a right-in-right-out entrance on eastbound Rochambeau Drive. Mr. Risinger stated that vehicles traveling to the site on westbound Rochambeau Drive would turn left onto the eastbound lanes at an existing median break approximately 500 feet west of the entrance to the property. Mr. Risinger further stated that all vehicles leaving the site would be required to turn right onto eastbound Rochambeau Drive to the intersection with Croaker Road. Mr. Risinger stated that a Traffic Impact Analysis was completed for this proposal, which recommends the installation of a left-turn lane on westbound Rochambeau Drive at the existing median break and a right-turn lane on eastbound

Rochambeau Drive at the proposed entrance to the property. Mr. Risinger stated that staff has proposed an SUP condition to require the turn lane improvements be bonded prior to final site plan approval and installed prior to the issuance of any certificate of occupancy. Mr. Risinger stated that the SUP conditions would also require that signage stating that U-turns are prohibited be installed where Rochambeau Drive converges to a two-lane road east of the property.

Mr. Risinger noted that as stated in an email provided to the Planning Commission prior to this meeting, staff, Virginia Department of Transportation (VDOT) and the applicant team met to discuss the proposed access to the site. Mr. Risinger stated that it was determined that the proposed entrance location is acceptable without being aligned with a median break. Mr. Risinger stated that the applicant also intends to move the curb cut of the entrance approximately 125 feet west of where it is currently shown on the Master Plan so that it would not require an access management exception. Mr. Risinger stated that if that approach is feasible, staff will work with the applicant to have that adjustment shown on the Master Plan prior to the Board of Supervisors meeting.

Mr. Risinger stated that staff finds this proposal to be compatible with surrounding development and consistent with the 2045 Comprehensive Plan and Zoning Ordinance. Mr. Risinger further stated that with the additional coordination regarding site access, staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions and voluntary proffers.

Ms. Null inquired about the option to move the driveway.

Mr. Risinger indicated the location of the proposed driveway location on the applicant's map and noted that it would be just slightly to the west to provide the separation from the church driveway.

Mr. Polster opened the Public Hearing.

Ms. Jessica Aiken, 8415 Attleborough Way, applicant, addressed the Commission in support of the application.

Mr. Howard Price, AES Consulting Engineers, addressed the Commission on the updated access point and noted that this would alleviate the need for an access management exception.

Mr. Scott Bowser, 5404 Mary Lane, addressed the Commission on behalf of Faith Baptist Church. Mr. Bowser did not note any opposition.

Ms. Odessa Braxton-Strong, 4029 Rochambeau Drive, addressed the Commission with concerns about impacts to her property which is adjacent to the subject property.

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

Mr. Polster requested that staff discuss the proposed SUP conditions that would address concerns about impacts to adjacent properties.

Mr. Risinger stated that the facility would be subject to the County's Noise Ordinance which restricts noise that is audible across property lines between 11 p.m. and 7 a.m. Mr. Risinger further stated that the SUP conditions prohibit noise before 9 a.m. and after 11 p.m. and requires that event attendees depart by 11 p.m.

Mr. Polster inquired about light trespass.

Mr. Risinger stated that the SUP conditions limit the height of light poles to 20 feet which is 10 feet less than what is required by the Zoning Ordinance. Mr. Risinger stated that the SUP conditions also prohibit light trespass over property lines.

Mr. Polster inquired whether there had been any discussion with VDOT regarding the turn lane for the front property.

Mr. Risinger stated that VDOT would prefer that there be a shared access for the property. Mr. Risinger stated that if the property is developed for a commercial use, VDOT would want an access management plan; however, that would not apply to residential uses.

Ms. Null made a motion to recommend approval of the application, subject to the proposed conditions.

On a roll call vote, the Commission voted to recommend approval of Z-23-0003/SUP-23-0013. The Overlook at Rochambeau. (6-0)

#### **G. PLANNING COMMISSION CONSIDERATIONS**

Mr. Polster stated that Mr. Haldeman is scheduled to represent the Planning Commission at the July Board of Supervisors meeting and Mr. Krapf will represent the Commission at the June Board of Supervisors meeting.

#### **H. PLANNING DIRECTOR'S REPORT**

Mr. Holt stated that he did not have anything in addition to what was provided in the Agenda Packet.

1. Planning Director's Report - June 2023

#### **I. PLANNING COMMISSION DISCUSSION AND REQUESTS**

There were no items for discussion and no requests from the Commissioners.

#### **J. ADJOURNMENT**

Mr. Haldeman made a motion to adjourn to July 5, 2023.

The meeting was adjourned at approximately 6:50 p.m.

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Paul D. Holt, III, Secretary

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Frank Polster, Chair

**ITEM SUMMARY**

DATE: 7/5/2023

TO: The Planning Commission

FROM: Thomas Wysong, Senior Planner II

SUBJECT: SPLN-22-0001. Stonehouse Tract S Phase 1

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**ATTACHMENTS:**

	Description	Type
☐	Staff Report	Staff Report
☐	1. Cover Sheet & Overall Layout	Backup Material
☐	2. Agency Comments	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:04 PM
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:04 PM
Publication Management	Daniel, Martha	Approved	6/27/2023 - 2:46 PM
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:47 PM

**SPLN-22-0001. Stonehouse Tract S Phase 1  
Staff Report for the July 5, 2023, Planning Commission Meeting**

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**SUMMARY FACTS**

Applicant: Mr. Jeff Huentelman, Land Planning Solutions

Landowner: MCP STONEHOUSE LLC C/O MANDRAKE CAPITAL PARTNERS

Proposal: 92 single-family dwellings  
68 multifamily dwellings (townhomes)

Locations: 9150 Six Mount Zion Road  
9250 Six Mount Zion Road

Tax Map/Parcel Nos.: 0540100012 and 0540100011

Project Acreage: 108.726 acres

Current Zoning: PUD-R, Planned Unit Development Residential, with proffers

Comprehensive Plan: Mixed Use-Stonehouse

Primary Service Area: Inside

Staff Contact: Thomas Wysong, Senior Planner II

**REASON FOR PLANNING COMMISSION REVIEW**

Section 19-23 of the Subdivision Ordinance requires Planning Commission review for all major subdivisions with 50 or more lots.

**PUBLIC HEARING DATES**

Planning Commission: July 5, 2023, 6:00 p.m.

**FACTORS FAVORABLE**

1. The proposal is compatible with surrounding development.
2. Staff finds the proposal consistent with the 2045 Comprehensive Plan: *Our County, Our Shared Future*.
3. Subject to the submittal of revised plans and documents addressing the outstanding plan review comments, this proposal is consistent with the adopted Stonehouse Master Plan and proffers.

**FACTORS UNFAVORABLE**

1. No factors unfavorable.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission grant Stonehouse Tract S Phase 1 preliminary subdivision approval subject to agency comments.

**PROJECT HISTORY**

Stonehouse Tract S Phase 1 is subject to the amended Stonehouse Master Plan and proffers approved by the Board of Supervisors on November 12, 2019. In accordance with the Master Plan, a total of 300 dwelling units are permitted within Tract S.

**PROJECT DESCRIPTION**

This proposal is for 92 single-family dwellings and 68 multifamily dwellings (townhomes).

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*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.*

**SURROUNDING ZONING AND DEVELOPMENT**

The properties immediately adjacent to Tract S are zoned PUD-R and designated Mixed Use on the Comprehensive Plan. These parcels are vacant and planned for residential development.

**PUBLIC IMPACTS**

- Anticipated impact on public facilities and services: Subject to the submittal of revised plans addressing the outstanding plan review comments.
- Anticipated impact on environmental, cultural, and historic resources: Subject to the submittal of revised plans addressing the outstanding plan review comments.
- Anticipated Land Use impact on nearby and surrounding properties: Subject to the submittal of revised plans addressing the outstanding plan review comments.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission grant Stonehouse Tract S Phase 1 subdivision preliminary approval subject to agency comments.

TW/md  
SPLN22-1StnhsTrS

Attachments:

1. Cover sheet and Overall Layout Sheet
2. Outstanding Comments

**GENERAL NOTES**

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE HAMPTON ROADS PLANNING DISTRICT COMMISSION (HRPDC) REGIONAL CONSTRUCTION STANDARDS; VDOT SUBDIVISION STREET REQUIREMENTS; VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS; THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS; AND ANY OTHER APPLICABLE COUNTY OR STATE ORDINANCES, CODES AND LAW; AND THE JAMES CITY SERVICE AUTHORITY DESIGN AND ACCEPTANCE CRITERIA.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD NOT LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ATTEND THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY NOT LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR EROSION AND SEDIMENT CONTROL, PUBLIC UTILITY INSTALLATION AND STREET SUBGRADE PREPARATION FOR A PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION WITHIN THE EXISTING RIGHT OF WAYS.
- TRAFFIC ON EXISTING ROADWAYS MUST BE MAINTAINED DURING CONSTRUCTION WHEN ANY WORK IS BEING PERFORMED WITHIN THE EXISTING RIGHT OF WAY. THE MAINTENANCE OF TRAFFIC PLAN FOR THIS WORK MUST BE IN CONFORMANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL AND ANY OTHER SPECIAL PROVISIONS LISTED IN THE COUNTY LAND USE PACKAGE FOR THIS SITE.
- ALL UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE UNDERCUT AND BACKFILLED WITH VDOT SELECT MATERIAL TYPE II MINIMUM CBR=20.
- ALL UTILITIES INCLUDING, BUT NOT LIMITED TO WIRES, CABLES, PIPES, CONDUITS AND APPURTENANT EQUIPMENT FOR ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION OR SIMILAR SERVICES SHALL BE PLACED UNDERGROUND.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) OVERLAY DISTRICT.
- A VSM/MPDES PERMIT WILL BE REQUIRED FROM LOCALITY PRIOR TO CONSTRUCTION ACTIVITIES.
- SOILS LOCATED ON THIS SITE HAVE A LOW POTENTIAL FOR SHRINK-SWELL. SEE THE SOILS MAP ON THE ENVIRONMENTAL INVENTORY PLAN SHEET.
- ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS NOT IN AN AGRICULTURAL OR A FORESTAL DISTRICT.
- A 25' SETBACK FROM THE DEFINED RPA BUFFER IS REQUIRED SUCH THAT NO BUILDING WILL BE ERRECTED WITHIN 25' OF THE RPA.
- THE STORMWATER MANAGEMENT /BMP FACILITY AND ASSOCIATED STORMWATER CONVEYANCE SYSTEMS AS PROPOSED FOR THIS PROJECT WILL REQUIRE SUBMISSION, REVIEW AND APPROVAL OF A RECORD DRAWING (AS BUILT) AND CONSTRUCTION CERTIFICATION PRIOR TO RELEASE OF THE POSTED BOND/SURETY.
- AN INTERNAL CLOSED-CIRCUIT TELEVISION (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OPERATOR, IS REQUIRED FOR ALL STORMWATER CONVEYANCE SYSTEM PIPES, ACCESS OR INLET STRUCTURES, AND CULVERTS OF 15-INCH NOMINAL DIAMETER SIZE OR GREATER AS PART OF THE CONSTRUCTION RECORD DRAWING (AS-BUILT) AND CONSTRUCTION CERTIFICATION PROCESS. CCTV INSPECTIONS SHALL BE SUBMITTED DIGITALLY FOR STAFF REVIEW.
- ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE EXISTING HOMEOWNERS ASSOCIATION.
- THE SITE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR THE GRADING AND STABILIZATION OF INCIDENTAL UTILITY INSTALLS (I.E. ELECTRIC, GAS, COMMUNICATION).

**SITE DATA:**

**PREVIOUS APPROVALS**  
 STONEHOUSE REZONING AND PROFFER AND MASTER PLAN AMENDMENT (Z-18-0002/Z-19-0010/MP-18-0002).

PURSUANT TO PROFFER #10, THIS CONCEPTUAL LAYOUT (C-21-0097) WAS REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE ON 12/15/21 AND APPROVED BY THE PLANNING COMMISSION ON JANUARY 5, 2022.

**SITE & ZONING**  
 PARCEL TAX NO.: 0540100011 & 0540100012  
 INST#: 210015601  
 ADDRESS: 9150 & 9250 SIX MOUNT ZION ROAD  
 JAMES CITY COUNTY, VA

**CURRENT ZONING:** PUD-R (PLANNED UNIT DEVELOPMENT RESIDENTIAL)

**EXISTING USE:** VACANT  
**PROPOSED USE:** 160 LOTS  
 92 SINGLE FAMILY LOTS &  
 68 SINGLE FAMILY ATTACHED LOTS (TOWNHOME)

**TOTAL SITE AREA:** 7,527,536 SF OR 172.80 AC  
 SINGLE-FAMILY LOT AREA: 810,152 SF OR 18.599  
 OPEN SPACE AREA: 3,623,952 SF OR 83.19 AC  
 PUBLIC R/W AREA: 602,003 SF OR 6.93 AC  
 PUMP STATION LOT: 5,525 SF OR 0.12 AC

**DISTURBED AREA:** 1,786,241 SF OR 41.01 AC  
**IMPERVIOUS AREA:** 857,260 SF OR 19.68 AC  
**PROPOSED WETLAND IMPACTS:** NONE  
 CBPA DESIGNATION: RPA/RMA  
 NWBD HUC: Y062

**MINIMUM BUILDING SETBACKS (SF):**  
 FRONT: 20' REAR: 20'  
 SIDE: 6' CORNER: 10'

**MINIMUM BUILDING SETBACKS (TH):**  
 FRONT: 20' REAR: 15'  
 SIDE: 6' CORNER: 10'

**BUILDING**

**BUILDING USE & OCCUPANCY:** RESIDENTIAL  
**PROPOSED BUILDING HEIGHT/STORIES:** 2 STORIES & 2 STORIES WITH BASEMENT

**TYPE OF CONSTRUCTION (IBC):** V-B  
**CRAWL SPACE OR SLAB CONSTRUCTION:** BOTH  
**FIRE PROTECTION SYSTEM:** N/A

**PARKING**

**PARKING REQUIRED:** 2/UNIT SINGLE-FAMILY, 2.5/UNIT TH  
**PARKING PROVIDED:**  
 SINGLE-FAMILY: 2 DRIVEWAY SPACES PER UNIT  
 ATTACHED TH: 2 DRIVEWAY & 1 GARAGE PER UNIT

**ADJACENT ZONING/USE:**

**NORTH:** PUD-R/VACANT  
**SOUTH:** PUD-R/VACANT  
**EAST:** PUD-R/VACANT  
**WEST:** PUD-R/RESIDENTIAL

**DATUM:**

1. HORIZONTAL DATUM IS BASED ON VIRGINIA COORDINATE SYSTEM OF 1983, SOUTH ZONE (NAD83).

2. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND IS EXPRESSED IN FEET.

CONVERSION NOTE: TO CONVERT FROM NAVD88 TO NGVD29 DATUM, ADD 0.90'.

3. BENCHMARK LOCATION AS SHOWN ON PLAN BENCHMARK #211, ELEV=105.34'

**FLOOD PLAIN NOTE:**

THE PROPERTY SHOWN ON THIS SURVEY APPEARS TO FALL IN: ZONES X AND AE(ELEV=7)  
 FLOOD ZONE LINES WERE SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 51095C0041D EFFECTIVE DATE DECEMBER 16, 2015.

**SEWER SYSTEM**

**AVERAGE DAILY DESIGN FLOW:** 310 GPD/UNIT  
**TOTAL AVERAGE DAILY DESIGN FLOW:** 49,600 GPD  
**PEAK DESIGN FLOW:** 124,000 GPD (PF=2.5)(86.1 GPM)

**WATER SYSTEM**

**WATER SERVICE SIZE:** 3/4"/1" PER PLAN  
**DOMESTIC METER SIZE:** 5/8"  
**REQUIRED FIRE FLOW:** 2,500 GPM

# STONEHOUSE - TRACT S PHASE 1 SUBDIVISION PLAN

SIX MOUNT ZION ROAD  
 JAMES CITY COUNTY, VA 23168  
 APRIL 17, 2023

## MCP ACQUISITIONS, LLC

150 WEST MAIN STREET, SUITE 1100  
 NORFOLK, VA 23510  
 757.282.1020

**OWNER**

MCP ACQUISITIONS, LLC  
 150 WEST MAIN STREET, SUITE 1100  
 NORFOLK, VA 23510  
 757.282.1020  
 CONTACT: TIM CULPEPPER  
 EMAIL: TCULPEPPER@ROBINSONDEVELOPMENT.COM

**ENGINEER**

LAND PLANNING SOLUTIONS, INC  
 1403 GREENBRIER PARKWAY STE 205  
 CHESAPEAKE, VA 23320  
 P. 757.935.9014  
 F. 757.935.9015  
 CONTACT: JEFFREY P. HUENTELMAN, PE  
 EMAIL: JHUENTELMAN@LANDPLANS.NET

**SURVEYOR**

LAND TECH RESOURCES, INC  
 3924 MIDLANDS ROAD  
 WILLIAMSBURG, VIRGINIA 23188  
 P. 757.565.1677  
 F. 757.565.0782  
 CONTACT: PETER FARRELL, LS

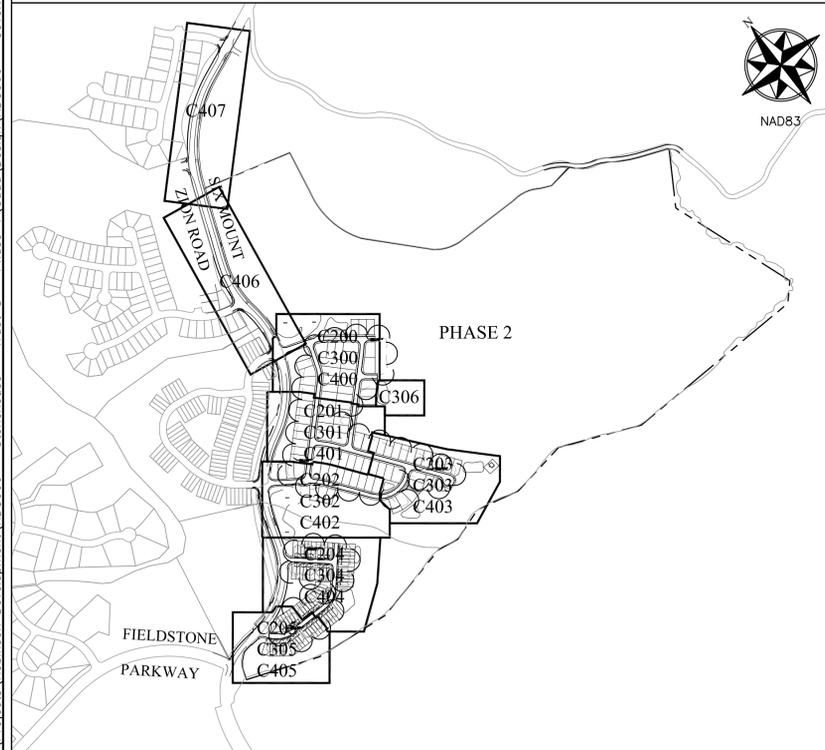
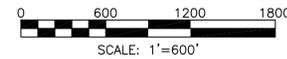
**GEOTECHNICAL**

GET SOLUTIONS, INC  
 1592-E PENNIMAN ROAD  
 WILLIAMSBURG, VA 23185  
 757.564.6452  
 CONTACT: MARK SCHOLEFIELD  
 EMAIL: MSCHOLEFIELD@GETSOLUTIONSINC.COM

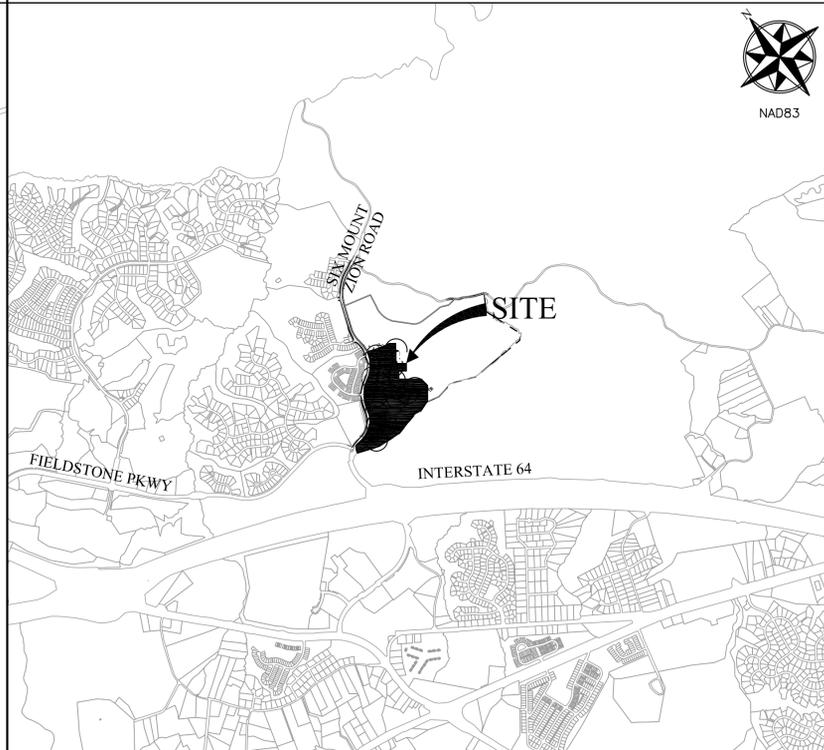
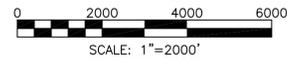


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**SITE MAP**



**VICINITY MAP**



**RESPONSIBLE LAND DISTURBER:**

THE PROFESSIONAL WHOSE SEAL IS AFFIXED HERON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR THE PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE OWNER OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER OR DEVELOPER SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.

No.	DATE	REVISION

**SHEET INDEX**

C000	COVER SHEET
C001	OVERALL DEVELOPMENT PLAN
C002-C008	PRELIMINARY PLAN
C009-C010	ENVIRONMENTAL INVENTORY
C011	WARE CREEK ROAD AMENITY
C012	PEDESTRIAN IMPROVEMENT & TRAILS
C100-C101	E&S CONTROL PLAN - STAGE 1
C102-C103	E&S CONTROL PLAN - STAGE 2
C104	E&S CONTROL PLAN NOTES
C105	E&S CONTROL NARRATIVE & NOTES
C106	E&S CONTROL DETAILS
C200-C205	LAYOUT PLAN
C300A	OVERALL GRADING PLAN
C300-C306	GRADING PLAN
C400A	OVERALL UTILITY PLAN
C400-C405	UTILITY PLAN
C406-C407	OFFSITE UTILITY PLAN & PROFILE
C500-C507	PROFILES
C600-C606	LANDSCAPE & LIGHTING PLAN
C607	LANDSCAPE & LIGHTING DETAILS
C700-C704	DETAILS

PROJECT No.: RDG066



**LAND PLANNING SOLUTIONS**  
 1403 Greenbrier Pkwy. STE. 205  
 Chesapeake, VA. 23320  
 O 757.935.9014 F 757.935.9015  
 www.landplanningsolutions.com

STONEHOUSE - TRACT S - PHASE 1  
 SUBDIVISION PLAN

SIX MOUNT ZION ROAD  
 JAMES CITY COUNTY, VIRGINIA

COVER SHEET

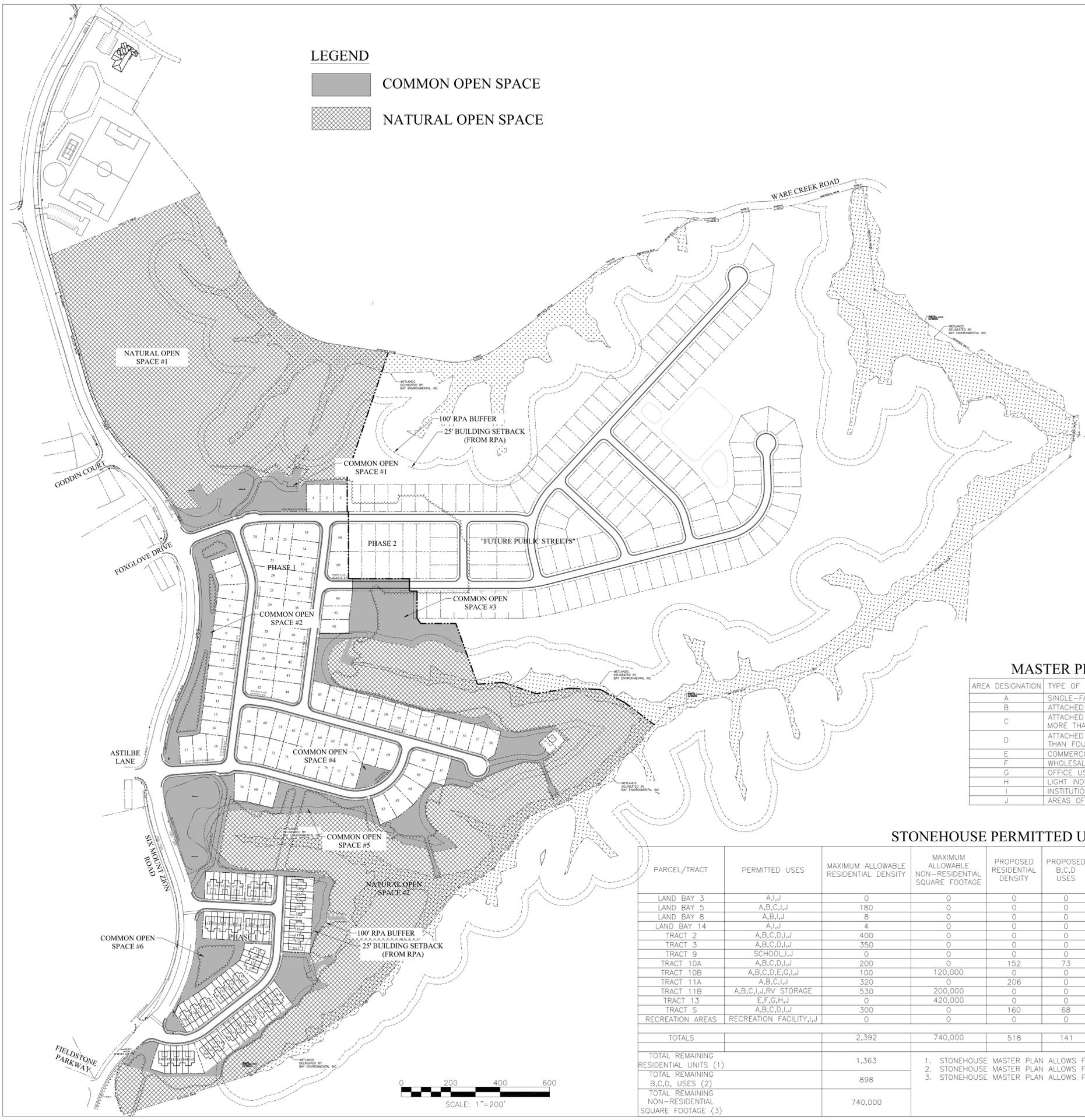


SHEET NO.

C000

County Project #SPLN-22-0001

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**LAND USE AREA SUMMARY**

	SF	AC
SINGLE-FAMILY DETACHED LOTS:	594,728	13.65
SINGLE-FAMILY ATTACHED LOTS:	215,424	4.94
PUBLIC RIGHT OF WAY:	302,003	6.93
COMMON OPEN SPACE #1:	78,371	1.80
COMMON OPEN SPACE #2:	79,289	1.82
COMMON OPEN SPACE #3:	162,834	3.74
COMMON OPEN SPACE #4:	8,113	0.19
COMMON OPEN SPACE #5:	245,413	5.63
COMMON OPEN SPACE #6:	42,534	0.98
PUMP STATION LOT:	5,525	0.12
<b>TOTAL AREA SUBDIVIDED</b>	<b>1,734,234</b>	<b>39.81</b>

	SF	AC
NATURAL OPEN SPACE #1:	979,150	22.48
NATURAL OPEN SPACE #2:	926,206	21.26
<b>TOTAL NATURAL OPEN SPACE AREA:</b>	<b>1,905,356</b>	<b>43.74</b>

FUTURE PHASE 2 AREA:	3,887,730	89.25
<b>TOTAL SITE AREA:</b>	<b>7,527,536</b>	<b>172.80</b>

NUMBER OF SINGLE-FAMILY DETACHED LOTS: 92  
 NUMBER OF SINGLE-FAMILY ATTACHED LOTS (TOWNHOUSES): 68  
 TOTAL NUMBER OF LOTS: 160

SMALLEST SINGLE-FAMILY DETACHED LOT: 6,050 SF  
 SMALLEST SINGLE-FAMILY ATTACHED LOT: 2,640 SF

AVERAGE LOT SIZE (SFD): 6,464 SF  
 AVERAGE LOT SIZE (SFA): 3,168 SF

GROSS DENSITY: 0.93 LOTS/AC

AVERAGE IMPERVIOUS AREA PER LOT:  
 SFD: 50%  
 SFA: 70%

**MASTER PLAN LAND DESIGNATIONS**

AREA DESIGNATION	TYPE OF DEVELOPMENT
A	SINGLE-FAMILY
B	ATTACHED STRUCTURES CONTAINING TWO TO FOUR DWELLING UNITS
C	ATTACHED STRUCTURE LESS THAN THREE STORIES AND CONTAINING MORE THAN FOUR DWELLING UNITS
D	ATTACHED STRUCTURE OF THREE OR MORE STORIES CONTAINING MORE THAN FOUR DWELLING UNITS
E	COMMERCIAL USES
F	WHOLESALE AND WAREHOUSES
G	OFFICE USES
H	LIGHT INDUSTRIAL USES
I	INSTITUTIONAL OR PUBLIC USES
J	AREAS OF COMMON OPEN SPACE WITH RECREATION AREAS AS NOTED

**STONEHOUSE PERMITTED USE CATEGORIES BY TRACT**

PARCEL/TRACT	PERMITTED USES	MAXIMUM ALLOWABLE RESIDENTIAL DENSITY	MAXIMUM ALLOWABLE NON-RESIDENTIAL SQUARE FOOTAGE	PROPOSED RESIDENTIAL DENSITY	PROPOSED B,C,D USES	PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE	PREVIOUSLY APPROVED RESIDENTIAL DENSITY	PREVIOUSLY APPROVED B,C,D USES	PREVIOUSLY APPROVED NON-RESIDENTIAL SQUARE FOOTAGE	JAMES CITY COUNTY PLAN REFERENCE
LAND BAY 3	A,I,J	0	0	0	0	0	0	0	0	
LAND BAY 5	A,B,C,I,J	180	0	0	0	0	180	64	0	SPLN-21-0001
LAND BAY 8	A,B,I,J	8	0	0	0	0	0	0	0	
LAND BAY 14	A,I,J	4	0	0	0	0	0	0	0	
TRACT 2	A,B,C,D,I,J	400	0	0	0	0	0	0	0	
TRACT 3	A,B,C,D,I,J	350	0	0	0	0	331	97	0	S-0009-2017,SP-0011-2017,S-0004-2017
TRACT 9	SCHOOL,I,J	0	0	0	0	0	0	0	0	
TRACT 10A	A,B,C,D,I,J	200	0	152	73	0	0	0	0	SPLN-22-0005
TRACT 10B	A,B,C,D,E,G,I,J	100	120,000	0	0	0	0	0	0	
TRACT 11A	A,B,C,I,J	320	0	206	0	0	0	0	0	SPLN-22-0003
TRACT 11B	A,B,C,I,J,RV STORAGE	530	200,000	0	0	0	0	0	0	
TRACT 13	E,F,G,H,J	0	420,000	0	0	0	0	0	0	
TRACT S	A,B,C,D,I,J	300	0	160	68	0	0	0	0	SPLN-22-0001
RECREATION AREAS	RECREATION FACILITY,I,J	0	0	0	0	0	0	0	0	SP-0008-2009
<b>TOTALS</b>		<b>2,392</b>	<b>740,000</b>	<b>518</b>	<b>141</b>	<b>0</b>	<b>511</b>	<b>161</b>	<b>0</b>	

TOTAL REMAINING RESIDENTIAL UNITS (1)	1,363	1. STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 2,392 RESIDENTIAL UNITS WITHIN THE PUD 2. STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 1,200 B,C & D TYPE USES 3. STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 740,000 SF OF NON-RESIDENTIAL SQUARE FOOTAGE WITHIN THE PUD
TOTAL REMAINING B,C,D, USES (2)	898	
TOTAL REMAINING NON-RESIDENTIAL SQUARE FOOTAGE (3)	740,000	



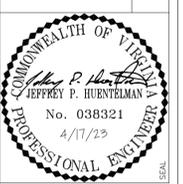
**LAND PLANNING SOLUTIONS**  
 1403 Greenbrier Pkwy, STE. 205  
 Chesapeake, VA, 23320  
 O 757.935.9014 F 757.935.9015  
 www.landplanningsolutions.com



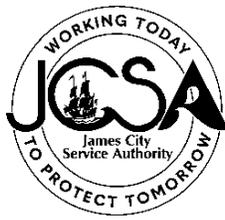
No.	DATE	REVISION

PROJECT No:	RD066
DATE	17APR23
DES.	JMB
DR.	RLR
CKD.	JPH

**STONEHOUSE - TRACT S - PHASE 1**  
**SUBDIVISION PLAN**  
 SIX MOUNT ZION ROAD  
 JAMES CITY COUNTY, VIRGINIA  
**OVERALL DEVELOPMENT PLAN**



SHEET No.  
**C001**



MEMORANDUM

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Date: May 16, 2023

To: Thomas Wysong, Planner

From: Stella Koutoupi – JCSA Engineering

Subject: SPLN-22-0001; Stonehouse Tract S: Phase I

James City Service Authority has reviewed this submittal for general compliance with the JCSA Standards and Specifications for Water Distribution and Sanitary Sewer Systems and has the following comments.

Comments:

1. Sheet C406: The FM should have a DIP section where the separation is only 4”.
2. Manhole L should be 60”.
3. Update data sheets accordingly.

Please call me at 757-259-5452 if you have any questions or require any additional information.



**Community Development**

101-A Mounts Bay Road  
P.O. Box 8784  
Williamsburg, VA 23187-8784  
P: 757-253-6671  
F: 757-253-6822

community.development@jamescitycountyva.gov

[jamescitycountyva.gov](http://jamescitycountyva.gov)

**Building Safety and Permits**

757-253-6620

**Stormwater and Resource Protection**

757-253-6670

**Planning**

757-253-6685

**Zoning Enforcement**

757-253-6671

May 25, 2023

Jeff Huentelman  
Land Planning Solutions  
1403 Greenbrier Parkway  
Ste 205, Chesapeake VA 23320

**RE: SPLN-22-0001 Stonehouse Tract S: Phase 1 (Submittal #5)**

Dear Mr. Huentelman,

Staff has reviewed the above referenced subdivision construction plan and offers the following comments for your consideration:

**Planning:**

1. Please note that the James City County Board of Supervisors instituted a \$262.50 fee, and the James City Service Authority Board of Directors instituted a \$150.00 fee for every review of a project after the second resubmission and review. This means that this fee shall be assessed upon resubmittal.
2. *Trail Note.* Please provide the following note on Sheet C012: "Mulch trail shall have no steps and have a maximum slope of 5%."
3. *Proffers.* These parcels are governed by the proffers associated with Z-19-0010, which have been uploaded to Permitlink. The following proffers are immediately pertinent to this proposal, though staff recommends reading the document in its entirety:
  - a. *Transportation Improvements-Traffic Signal Warrant Analysis.* Staff has received the traffic signal warrant analysis for the intersection of State Route 30 and I-64 Westbound Off/On Ramps and is reviewing this report in tandem with VDOT.
  - b. *Cash Contribution.* Please be aware of the cash contributions specified within Proffer 7 and coordinate with the County as development proceeds for units within the overall development.
  - c. *Environmental Protection.* At the time of site plan review submittal, a nutrient management plan meeting the requirement of Proffer 9.5 and a copy of the inventory assessment (e.g. small whorled pogonia study) per Proffer 9.4 (confirmed by the Virginia Department of Conservation and Recreation) will need to be provided.
4. *Preliminary Plan Review.* Per Sec. 19-23, this plan must be reviewed by the Planning Commission to grant preliminary approval. Pending submittal of the small-whorled pogonia survey showing no habitat, this plan is scheduled to be reviewed at the July 5<sup>th</sup>, 2022 regular meeting.

**BSP, Fire, Health, JCSA, Landscape, SRP, VDOT & Zoning.** Please see the comment letters posted to [PermitLink](#).

If you have any questions regarding your application or would like to meet for further discussion, please do not hesitate to contact me at 757-253-6771.

Respectfully,



Thomas Wysong  
Senior Planner II



**General Services**  
107 Tewning Road  
Williamsburg, VA 23188  
P: 757-259-4080  
General.Services@jamescitycountyva.gov  
[jamescitycountyva.gov](http://jamescitycountyva.gov)

<b>Capital Projects</b> 107 Tewning Road Williamsburg, VA 23188 757-259-4080	<b>Fleet</b> 103 Tewning Road Williamsburg, VA 23188 757-259-4122	<b>Stormwater and Resource Protection</b> 101-E Mounts Bay Road Williamsburg, VA 23185 757-259-6670	<b>Facilities &amp; Grounds</b> 113 Tewning Road Williamsburg, VA 23188 757-259-4080	<b>Solid Waste</b> 1204 Jolly Pond Road Williamsburg, VA 23188 757-565-0971
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Date: June 14, 2023

To: Jeff Huentelman, P.E.  
Land Planning Solutions  
1403 Greenbrier Pkwy, Suite 205  
Chesapeake, VA 23320

RE: Stonehouse Tract S: Phase 1  
SPLN-22-0001  
SRP Division Approval

The Subdivision Construction Plan is approved by the Stormwater and Resource Protection Division (VSMP/VESCP Authority). Conditions of the approval are listed below:

- **LDSW.** A local Land Disturbing/ Stormwater Construction Permit (VSMP Authority permit) and Siltation Agreement, with surety, are required for this project. Registration for coverage under a state VPDES construction general permit (VAR10) is required for this project through the local VSMP authority.
- **SWPPP Document.** The required site stormwater pollution prevention plan (SWPPP) must be submitted at the time of application for the land disturbing permit (LDSW) and should be uploaded to the document center of the LDSW case. The pre-construction meeting will not be scheduled until the SWPPP document has been submitted and reviewed by the SRP Division Inspection staff. A standard template for the SWPPP document is available upon request. A Pollution Prevention Plan is required as part of the SWPPP for this project.
- **Surety Computation.** An accurate surety estimate shall be provided to the Inspection Supervisor Shannon Judson prior to application for the land disturbing permit. Example forms can be forwarded by request (Shannon.Judson@jamescitycountyva.gov).
- **Stormwater Inspections.** This project includes stormwater conveyance and/or stormwater management facilities. Completion of a Stormwater Facilities Data Sheet and payment of Stormwater Facilities Inspection Fees may be applicable prior to issuance of a local land disturbing/stormwater construction (VSMP authority) permit.

- Subdivision Agreement. A Subdivision Agreement, with surety, shall be executed with the County for lots within this development section. Agreement and surety must be in executed prior to final approval by the County Subdivision Agent.
- CBPA Cases.
  - The provisions and conditions of approved Chesapeake Bay Preservation Act Case CBPA-22-0093 Exception for RPA buffer impacts due to sanitary sewer installation apply to the project.
  - The provisions and conditions of approved Chesapeake Bay Preservation Act Case CBPA-22-0094 Exception for Steep Slope Disturbance apply to the project.
  - The provisions and conditions of approved Chesapeake Bay Preservation Act Case CBPA-22-0095 Exception for RPA buffer impacts due to outfall headcut repairs apply to the project.
- Maintenance Agreement. A Declaration of Covenants – Inspection/Maintenance agreement is required for this project. Document must be reviewed, approved, and executed prior to issuance of land disturbing permits.
- Additional Review Fee. As the disturbed area increased during the review process, an additional Erosion and Sediment Control fee has been invoiced. Payment is required prior to the issuance of land disturbing permits.
- Retaining Walls. Retaining walls as shown on the plan may require structural review by building permits through the County’s Building, Safety and Permits Division.
- Outside Agency Permits. Prior to issuance of the land disturbing permit, the applicant must provide documentation that all permits, authorization, and approvals required by local, state, and federal agencies, for construction and use of the property, have been obtained or have been determined as not required for the project.
- Pre-Construction Meeting. Upon approval of the land disturbing permit application and any associated paperwork, the pre-construction meeting may be arranged by calling Inspection Supervisor Shannon Judson at 757-253-6743.
- Public Improvements Agreement. A Public Improvements Agreement, with surety, may be required to be executed with the County prior to the issuance of a certificate of occupancy for the project.

41.01 AC Disturbed  
 WC Watershed  
 YO62 HUC Code  
 IIB Technical Criteria

Please contact our offices with any questions or concerns regarding the conditions noted. Bonding and permitting process questions are most appropriately directed to Thomas Jenkins or Joseph Buchite. Staff contact information is listed below for your convenience.

Sincerely,



**Deirdre P. Wells, P.E., CFM**  
Chief Civil Engineer  
Deirdre.Wells@Jamescitycountyva.gov  
(757) 253-6702

**Staff Contact Information**

Joseph Buchite Permitting Specialist Joseph.Buchite@jamescitycountyva.gov (757) 253-6643	Thomas Jenkins Lead Stormwater Assistant Thomas.Jenkins@jamescitycountyva.gov (757)253-6848
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**ITEM SUMMARY**

DATE: 7/5/2023  
TO: The Planning Commission  
FROM: John Risinger, Senior Planner  
SUBJECT: SPLN-22-0003. Stonehouse Tract 11

---

**ATTACHMENTS:**

	Description	Type
☐	Staff Report	Staff Report
☐	1. Layout	Backup Material
☐	2. Outstanding Comments	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:12 PM
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:13 PM
Publication Management	Pobiak, Amanda	Approved	6/27/2023 - 2:26 PM
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:41 PM

**SPLN-22-0005. Stonehouse Tract 11A  
Staff Report for the July 5, 2023, Planning Commission Meeting**

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**SUMMARY FACTS**

Applicant: Mr. Jeff Huentelman, Land Planning Solutions

Landowner: MCP STONEHOUSE LLC C/O MANDRAKE CAPITAL PARTNERS

Proposal: 206 units

Location: 9100 Six Mount Zion Road

Tax Map/Parcel No.: 0540100016

Project Acreage: ± 130.88 acres

Current Zoning: PUD-R, Planned Unit Development Residential

Comprehensive Plan: Mixed Use-Stonehouse

Primary Service Area: Inside

Staff Contact: John Risinger, Senior Planner

**REASON FOR PLANNING COMMISSION REVIEW**

Section 19-23 of the Subdivision Ordinance requires Planning Commission review for all major subdivisions with 50 or more lots.

**PUBLIC HEARING DATES**

Planning Commission: July 5, 2023, 6:00 p.m.

**FACTORS FAVORABLE**

1. The proposal is compatible with surrounding development.
2. Staff finds the proposal consistent with the 2045 Comprehensive Plan: *Our County, Our Shared Future*.
3. Subject to the submittal of revised plans and documents addressing the outstanding plan review comments, this proposal is consistent with the adopted Stonehouse Master Plan and proffers.

**FACTORS UNFAVORABLE**

1. No factors unfavorable.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission grant Stonehouse Tract 11A preliminary subdivision approval subject to agency comments.

**PROJECT HISTORY**

Stonehouse Tract 11A is subject to the amended Stonehouse Master Plan and proffers approved by the Board of Supervisors on November 12, 2019. In accordance with the Master Plan, a total of 320 dwelling units are permitted within Tract 11A.

**PROJECT DESCRIPTION**

This proposal is for a total of 206 single-family residential dwelling units.

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*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.*

**SURROUNDING ZONING AND DEVELOPMENT**

The properties immediately adjacent to Tract 11A are zoned PUD-R and A-1, Planned Unit Development Residential and General Agricultural, respectively, and designated Mixed Use on the Comprehensive Plan. Interstate 64 abuts these parcels to the south.

**PUBLIC IMPACTS**

- Anticipated impact on public facilities and services: Subject to the submittal of revised plans addressing the outstanding plan review comments.
- Anticipated impact on environmental, cultural, and historic resources: Subject to the submittal of revised plans addressing the outstanding plan review comments.
- Anticipated Land Use impact on nearby and surrounding properties: Subject to the submittal of revised plans addressing the outstanding plan review comments.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission grant Stonehouse Tract 11A preliminary subdivision approval subject to agency comments.

JR/ap  
SPLN22-5StnhsTr11A

**Attachments:**

1. Cover Sheet and Overall Development Plan
2. Agency Comments

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*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.*

**GENERAL NOTES**

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE LATEST EDITION OF THE HAMPTON ROADS PLANNING DISTRICT COMMISSION (HRPDC) REGIONAL CONSTRUCTION STANDARDS; VDOT SUBDIVISION STREET REQUIREMENTS; VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS; THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS; AND ANY OTHER APPLICABLE COUNTY OR STATE ORDINANCES, CODES AND LAW; AND THE JAMES CITY SERVICE AUTHORITY DESIGN AND ACCEPTANCE CRITERIA.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD NOT LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO ATTEND THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE AGENCY NOT LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION FOR EROSION AND SEDIMENT CONTROL, PUBLIC UTILITY INSTALLATION AND STREET SUBGRADE PREPARATION FOR A PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION WITHIN THE EXISTING RIGHT OF WAYS.
- TRAFFIC ON EXISTING ROADWAYS MUST BE MAINTAINED DURING CONSTRUCTION WHEN ANY WORK IS BEING PERFORMED WITHIN THE EXISTING RIGHT OF WAY. THE MAINTENANCE OF TRAFFIC PLAN FOR THIS WORK MUST BE IN CONFORMANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL AND ANY OTHER SPECIAL PROVISIONS LISTED IN THE COUNTY LAND USE PACKAGE FOR THIS SITE.
- ALL UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION IN THE RIGHT-OF-WAY SHALL BE UNDERCUT AND BACKFILLED WITH VDOT SELECT MATERIAL TYPE II MINIMUM CBR=20.
- ALL UTILITIES INCLUDING, BUT NOT LIMITED TO WIRES, CABLES, PIPES, CONDUITS AND APPURTENANT EQUIPMENT FOR ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION OR SIMILAR SERVICES SHALL BE PLACED UNDERGROUND.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) OVERLAY DISTRICT.
- A VSPM/NPDES PERMIT WILL BE REQUIRED FROM LOCALITY PRIOR TO CONSTRUCTION ACTIVITIES.
- SOILS LOCATED ON THIS SITE HAVE A LOW POTENTIAL FOR SHRINK-SWELL. SEE THE SOILS MAP ON THE ENVIRONMENTAL INVENTORY PLAN SHEET.
- ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS NOT IN AN AGRICULTURAL OR A FORESTAL DISTRICT.
- A 25' SETBACK FROM THE DEFINED RPA BUFFER IS REQUIRED SUCH THAT NO BUILDING WILL BE ERRECTED WITHIN 25' OF THE RPA.
- THE STORMWATER MANAGEMENT/BMP FACILITY AND ASSOCIATED STORMWATER CONVEYANCE SYSTEMS AS PROPOSED FOR THIS PROJECT WILL REQUIRE SUBMISSION, REVIEW AND APPROVAL OF A RECORD DRAWING (AS BUILT) AND CONSTRUCTION CERTIFICATION PRIOR TO RELEASE OF THE POSTED BOND/SURETY.
- AN INTERNAL CLOSED-CIRCUIT TELEVISION (CCTV) POST INSTALLATION INSPECTION PERFORMED BY THE OPERATOR, IS REQUIRED FOR ALL STORMWATER CONVEYANCE SYSTEM PIPES, ACCESS OR INLET STRUCTURES, AND CULVERTS OF 15-INCH NOMINAL DIAMETER SIZE OR GREATER AS PART OF THE CONSTRUCTION RECORD DRAWING (AS-BUILT) AND CONSTRUCTION CERTIFICATION PROCESS. CCTV INSPECTIONS SHALL BE SUBMITTED DIGITALLY FOR STAFF REVIEW.
- ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE EXISTING HOMEOWNERS ASSOCIATION.
- THE SITE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR THE GRADING AND STABILIZATION OF INCIDENTAL UTILITY INSTALLS (I.E. ELECTRIC, GAS, COMMUNICATION).

**SITE DATA:**

**PREVIOUS APPROVALS**  
STONEHOUSE REZONING AND PROFFER AND MASTER PLAN AMENDMENT (Z-18-0002/Z-19-0010/MP-18-0002)

PURSUANT TO PROFFER #10, THIS CONCEPTUAL LAYOUT (C-21-0098) WAS REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE ON 12/15/21 AND APPROVED BY THE PLANNING COMMISSION ON JANUARY 5, 2022.

**SITE & ZONING**  
PARCEL TAX NO.: 0540100016  
INST#: 210015601  
ADDRESS: 9100 SIX MOUNT ZION ROAD  
JAMES CITY COUNTY, VA

CURRENT ZONING: PUD-R (PLANNED UNIT DEVELOPMENT RESIDENTIAL)

EXISTING USE: VACANT  
PROPOSED USE: 206 SINGLE FAMILY LOTS

**TOTAL SITE AREA:** 5,701,293 SF OR 130.88 AC  
**SINGLE FAMILY LOT AREA:** 1,328,019 SF OR 30.48 AC  
**OPEN SPACE AREA:** 1,713,402 SF OR 39.33 AC  
**PUBLIC R/W AREA:** 500,766 SF OR 11.49 AC

**DISTURBED AREA:** 65.58 AC  
**IMPERVIOUS AREA:** 28.35 AC  
**PROPOSED WETLAND IMPACTS:** NONE  
**CBPA DESIGNATION:** RPA/RMA  
**NWBD HUC:** Y062

**MINIMUM BUILDING SETBACKS:**  
**FRONT:** 20' **REAR:** 20'  
**SIDE:** 6' **CORNER:** 10'

**BUILDING**

**BUILDING USE & OCCUPANCY:** RESIDENTIAL  
**PROPOSED BUILDING HEIGHT/STORIES:** 2 STORIES & 2 STORIES WITH BASEMENT

**TYPE OF CONSTRUCTION (IBC):** V-B  
**CRAWL SPACE OR SLAB CONSTRUCTION:** BOTH  
**FIRE PROTECTION SYSTEM:** N/A

**PARKING**

**PARKING REQUIRED:** 2/UNIT SINGLE-FAMILY  
**PARKING PROVIDED:** 2 DRIVEWAY SPACES PER UNIT

**ADJACENT ZONING/USE:**

**NORTH:** PUD-R/VACANT  
**SOUTH:** VDOT R/W  
**EAST:** PUD-R/VACANT & A1 SINGLE FAMILY  
**WEST:** PUD-R/RESIDENTIAL

**DATUM:**

1. HORIZONTAL DATUM IS BASED ON VIRGINIA COORDINATE SYSTEM OF 1983, SOUTH ZONE (NAD83).

2. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND IS EXPRESSED IN FEET.

3. BENCHMARK LOCATION AS SHOWN ON PLAN BENCHMARK #211, ELEV=105.34'

**FLOOD PLAIN NOTE:**

THE PROPERTY SHOWN ON THIS SURVEY APPEARS TO FALL IN: ZONES X AND AE(ELEV=7)  
FLOOD ZONE LINES WERE SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 51095C0041D EFFECTIVE DATE DECEMBER 16, 2015.

**SEWER SYSTEM**

**AVERAGE DAILY DESIGN FLOW:** 310 GPD/UNIT  
**TOTAL AVERAGE DAILY DESIGN FLOW:** 63,860 GPD  
**PEAK DESIGN FLOW:** 159,650 GPD (PF=2.5)(110.9 GPM)

**WATER SYSTEM**

**WATER SERVICE SIZE:** 3/4"/1" PER PLAN  
**DOMESTIC METER SIZE:** 5/8"  
**REQUIRED FIRE FLOW:** 1,000 GPM

# STONEHOUSE - TRACT 11A

## PHASE 1

### SUBDIVISION PLAN

SIX MOUNT ZION RD. & MT LAUREL RD.  
JAMES CITY COUNTY, VA 23518  
MAY 15, 2023

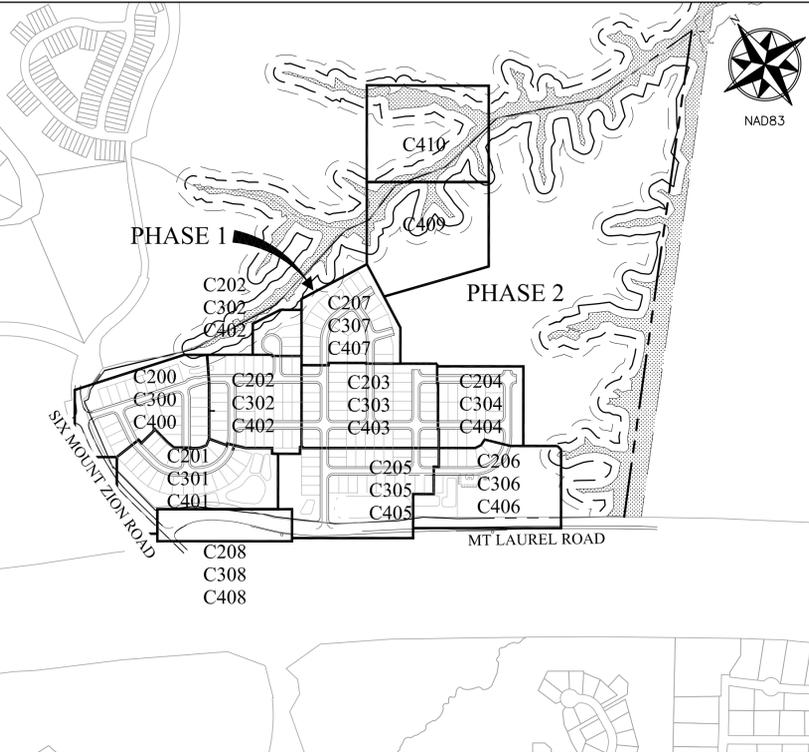
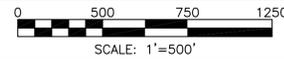
# MCP ACQUISITIONS, LLC

150 WEST MAIN STREET, SUITE 1100  
NORFOLK, VA 23510  
757.282.1020

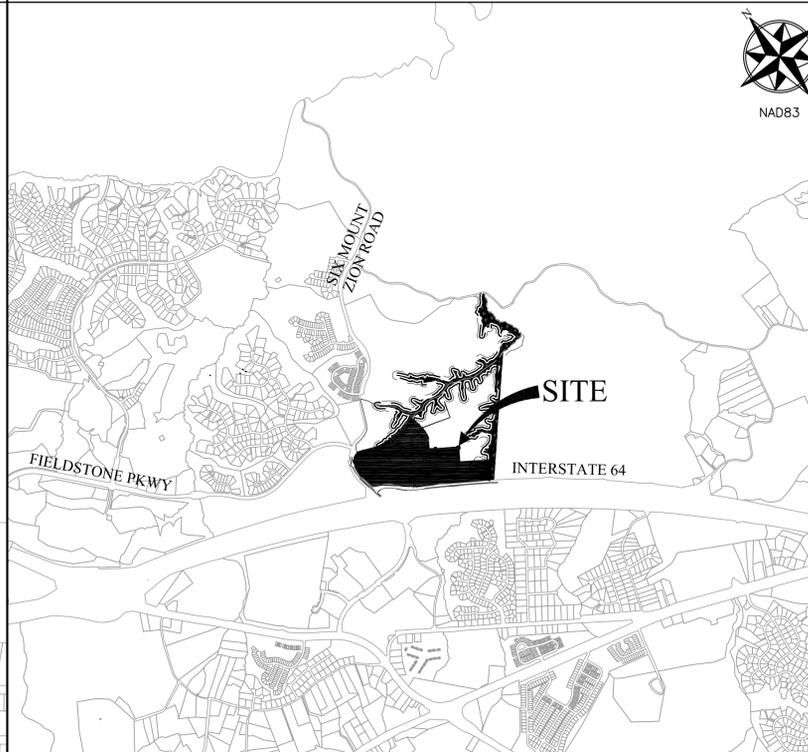
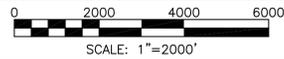


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**SITE MAP**



**VICINITY MAP**



**RESPONSIBLE LAND DISTURBER:**

THE PROFESSIONAL WHOSE SEAL IS AFFIXED HERON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR THE PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE OWNER OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER OR DEVELOPER SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.

No.	DATE	REVISION

**SHEET INDEX**

C000	COVER SHEET
C001	OVERALL DEVELOPMENT PLAN
C002-C011	PRELIMINARY PLAN
C012	ENVIRONMENTAL INVENTORY
C013	PEDESTRIAN IMPROVEMENTS & TRAILS
C100-C102	E&S AND DEMO PLAN - STAGE 1
C103-C105	E&S AND DEMO PLAN - STAGE 2
C106	E&S CONTROL NARRATIVE & NOTES
C107	E&S CONTROL DETAILS
C200-C208	LAYOUT PLAN
C300A	OVERALL GRADING PLAN
C300-C308	GRADING PLAN
C400A	OVERALL UTILITY PLAN
C400-C410	UTILITY PLAN
C500-C509	PROFILES
C600-C607	LANDSCAPE & LIGHTING PLAN
C608	LANDSCAPE & LIGHTING DETAILS
C700-C704	DETAILS

PROJECT No.: RDG066

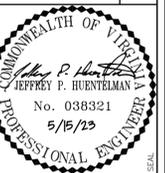


**LAND PLANNING SOLUTIONS**  
1403 Greenbrier Pkwy. STE. 205  
Chesapeake, VA. 23320  
O 757.935.9014 F 757.935.9015  
www.landplanningsolutions.com

STONEHOUSE - TRACT 11A - PHASE 1  
SUBDIVISION PLAN

SIX MOUNT ZION RD. & MT LAUREL RD.  
JAMES CITY COUNTY, VIRGINIA

COVER SHEET



SHEET NO.

C000

County Project #SPLN-22-0003

STONEHOUSE PERMITTED USE CATEGORIES BY TRACT

PARCEL/TRACT	PERMITTED USES	MAXIMUM ALLOWABLE RESIDENTIAL DENSITY	MAXIMUM ALLOWABLE NON-RESIDENTIAL SQUARE FOOTAGE	PROPOSED RESIDENTIAL DENSITY	PROPOSED B,C,D USES	PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE	PREVIOUSLY APPROVED RESIDENTIAL DENSITY	PREVIOUSLY APPROVED B,C,D USES	PREVIOUSLY APPROVED NON-RESIDENTIAL SQUARE FOOTAGE	JAMES CITY COUNTY PLAN REFERENCE
LAND BAY 3	A,I,J	0	0	0	0	0	0	0	0	
LAND BAY 5	A,B,C,I,J	180	0	0	0	0	180	64	0	SPLN-21-0001
LAND BAY 8	A,B,I,J	8	0	0	0	0	0	0	0	
LAND BAY 14	A,I,J	4	0	0	0	0	0	0	0	
TRACT 2	A,B,C,D,I,J	400	0	0	0	0	0	0	0	
TRACT 3	A,B,C,D,I,J	350	0	0	0	0	331	97	0	S-0009-2017,SP-0011-2017,S-0004-2017
TRACT 9	SCHOOL,I,J	0	0	0	0	0	0	0	0	
TRACT 10A	A,B,C,D,I,J	200	0	152	73	0	0	0	0	
TRACT 10B	A,B,C,D,E,G,I,J	100	120,000	0	0	0	0	0	0	SPLN-22-0005
TRACT 11A	A,B,C,I,J	320	0	206	0	0	0	0	0	
TRACT 11B	A,B,C,I,J,RV STORAGE	530	200,000	0	0	0	0	0	0	SPLN-22-0003
TRACT 13	E,F,G,H,J	0	420,000	0	0	0	0	0	0	
TRACT 5	A,B,C,D,I,J	300	0	160	68	0	0	0	0	SPLN-22-0001
RECREATION AREAS	RECREATION FACILITY,I,J	0	0	0	0	0	0	0	0	SP-0008-2009
TOTALS		2,392	740,000	518	141	0	511	161	0	
TOTAL REMAINING RESIDENTIAL UNITS (1)		1,363								
TOTAL REMAINING B,C,D, USES (2)		898								
TOTAL REMAINING NON-RESIDENTIAL SQUARE FOOTAGE (3)		740,000								

1. STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 2,392 RESIDENTIAL UNITS WITHIN THE PUD
2. STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 1,200 B.C & D TYPE USES
3. STONEHOUSE MASTER PLAN ALLOWS FOR A TOTAL OF 740,000 SF OF NON-RESIDENTIAL SQUARE FOOTAGE WITHIN THE PUD

LAND USE AREA SUMMARY

	SF	AC
SINGLE-FAMILY DETACHED LOTS:	1,328,019	30.49
PUBLIC RIGHT OF WAY:	500,766	11.49
COMMON OPEN SPACE #1:	529,240	12.14
COMMON OPEN SPACE #2:	238,190	5.46
COMMON OPEN SPACE #3:	915,097	21.00
FLUTURE PHASE 2 AREA:	2,189,820	50.27
TOTAL SITE AREA:	5,701,132	130.88
TOTAL COMMON OPEN SPACE:	1,682,527	38.63
NATURAL OPEN SPACE EASEMENT #1:	435,301	9.99
NATURAL OPEN SPACE EASEMENT #2:	56,800	1.30
NATURAL OPEN SPACE EASEMENT #3:	632,867	14.53
TOTAL NATURAL OPEN SPACE EASEMENT AREA:	1,124,968	25.83
NUMBER OF SINGLE-FAMILY DETACHED LOTS:	206	
AVERAGE LOT SIZE (SFD):	6,423 SF	
AVERAGE IMPERVIOUS AREA PER LOT:	50%	

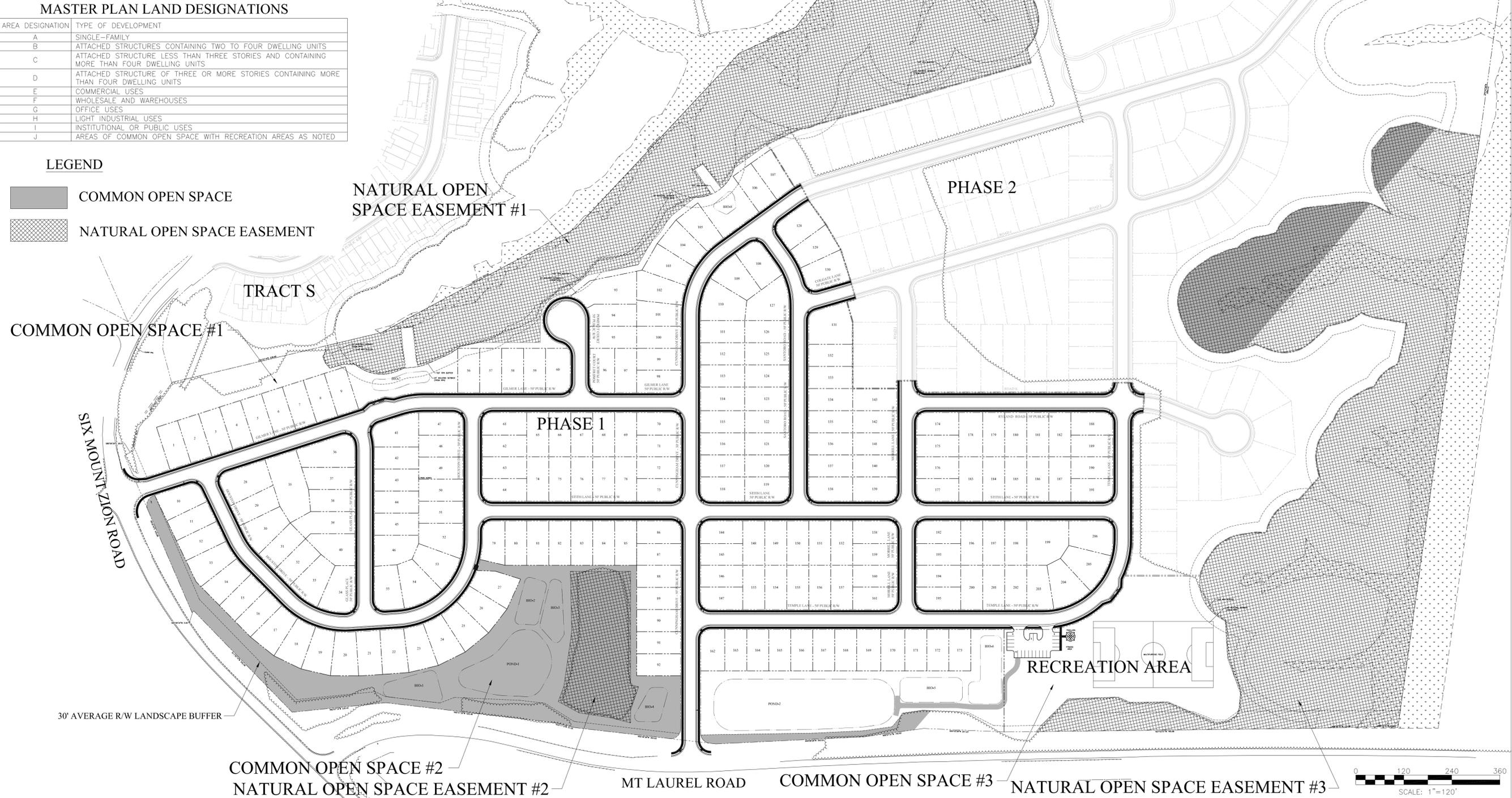


MASTER PLAN LAND DESIGNATIONS

AREA DESIGNATION	TYPE OF DEVELOPMENT
A	SINGLE-FAMILY
B	ATTACHED STRUCTURES CONTAINING TWO TO FOUR DWELLING UNITS
C	ATTACHED STRUCTURE LESS THAN THREE STORIES AND CONTAINING MORE THAN FOUR DWELLING UNITS
D	ATTACHED STRUCTURE OF THREE OR MORE STORIES CONTAINING MORE THAN FOUR DWELLING UNITS
E	COMMERCIAL USES
F	WHOLESALE AND WAREHOUSES
G	OFFICE USES
H	LIGHT INDUSTRIAL USES
I	INSTITUTIONAL OR PUBLIC USES
J	AREAS OF COMMON OPEN SPACE WITH RECREATION AREAS AS NOTED

LEGEND

- COMMON OPEN SPACE
- NATURAL OPEN SPACE EASEMENT

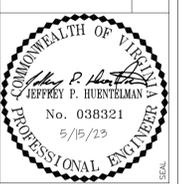


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No.	DATE	REVISION

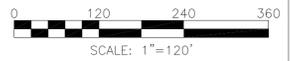
PROJECT No:	RDG067
DATE	15MAY23
DES. GAR	
DR. RLR	
CKD. JPH	

STONEHOUSE - TRACT 11A - PHASE 1  
 SUBDIVISION PLAN  
 SIX MOUNT ZION RD. & MT LAUREL RD.  
 JAMES CITY COUNTY, VIRGINIA  
 OVERALL DEVELOPMENT PLAN



SHEET No.  
**C001**

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**Community Development**

101-A Mounts Bay Road  
P.O. Box 8784  
Williamsburg, VA 23187-8784  
P: 757-253-6671  
F: 757-253-6822

[community.development@jamescitycountyva.gov](mailto:community.development@jamescitycountyva.gov)

[jamescitycountyva.gov](http://jamescitycountyva.gov)

**Building Safety & Permits**

757-253-6626

**Neighborhood Development**

757-253-6640

**Planning**

757-253-6685

**Zoning**

757-253-6671

June 21, 2023

Mr. Jeff Huentelman  
Land Planning Solutions  
1403 Greenbrier Parkway  
Ste 205, Chesapeake VA 23320

**RE: SPLN-22-0003, Stonehouse - Tract 11A - Phase 1**

Dear Mr. Huentelman,

Thank you for the opportunity to review your application for the above referenced project. Staff offers the following comments:

**Planning:**

1. *Proffers.* These parcels are governed by the proffers associated with Z-19-0010, which have been uploaded to Permitlink. The following proffers are immediately pertinent to the approval of this proposal, though staff recommends reading the document in its entirety:
  - a. *Transportation Improvements-Traffic Signal Warrant Analysis.* The signal warrant analyses required per proffers 3.1(d), 3.1(e), and 3.2(a) were submitted and comments from VDOT were provided on 3/6/2023. For VDOT to complete its' review as required per the proffers, please provide the revised analyses and/or supplemental documentation when available.
2. *Preliminary Plan Review.* Per Sec. 19-23, this plan must be reviewed by the Planning Commission to grant preliminary approval. Staff has scheduled this item for the July 5<sup>th</sup>, Planning Commission Meeting.

**ICSA and Landscape Planner:** Approved.

**SRP:** Comments from SRP are forthcoming and will be made available on PermitLink.

When the above comments have been incorporated into the plans, please provide 12 copies of the revised plans and a letter detailing how the comments were addressed. Please also upload the revised plans and documents to PermitLink. Please do not hesitate to contact me at (757)253-6691 or [John.Risinger@jamescitycountyva.gov](mailto:John.Risinger@jamescitycountyva.gov) should you have any questions or concerns.

Respectfully,

John Risinger  
Senior Planner

**ITEM SUMMARY**

DATE: 7/5/2023

TO: The Planning Commission

FROM: Ben Loppacker, Planner

SUBJECT: SUP-23-0014. 7649 Cypress Drive Rental of Rooms

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**ATTACHMENTS:**

	Description	Type
☐	Staff Report	Staff Report
☐	1. Conditions	Backup Material
☐	2. Location Map	Backup Material
☐	3. Master Plan	Backup Material
☐	4. Applicant Narrative	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:05 PM
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:06 PM
Publication Management	Pobiak, Amanda	Approved	6/27/2023 - 2:29 PM
Planning Commission	Holt, Paul	Approved	6/27/2023 - 2:41 PM

**SPECIAL USE PERMIT-23-0014. 7649 Cypress Drive Rental of Rooms  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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**SUMMARY FACTS**

Applicant: Mrs. Sharon Elliot

Landowners: Mr. Kenneth and Mrs. Sharon Elliot

Proposal: To allow for a short-term rental of one bedroom within the existing three-bedroom house.

Location: 7649 Cypress Drive

Tax Map/Parcel No.: 0930100015

Property Acreage: ± 0.55 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

Staff Contact: Ben Loppacker, Planner

**PUBLIC HEARING DATES**

Planning Commission: July 5, 2023, 6:00 p.m.

Board of Supervisors: September 12, 2023, 5:00 p.m. (tentative)

**FACTORS FAVORABLE**

1. There is adequate off-street parking.
2. The applicant has acknowledged that, should this application be approved, she will obtain the proper licensing and inspections through the County and will be subject to appropriate use-based taxes.
3. 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 approval, staff has included proposed conditions for consideration (Attachment No. 1).

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*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-23-0014. 7649 Cypress Drive Rental of Rooms  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

---

**PROJECT DESCRIPTION**

Mrs. Sharon Elliot has applied for a Special Use Permit (SUP) to allow for a short-term rental of one bedroom within the existing three-bedroom house on the property. The proposal includes no changes to the size or footprint of the house.

The Zoning Ordinance defines rental of rooms as “The “Rental of Rooms” use within the A-1 Zoning District and limits rentals to a maximum of three bedrooms and requires the homeowner or caretaker to continue residing at the property during the time of the rental. The proposed conditions limit the number of bedrooms available for short-term rental to a maximum of one bedroom.

The property takes access from Cypress 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 short-term rental 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 two.

**PLANNING AND ZONING HISTORY**

- There have been no previous legislative cases associated with this parcel.
- The current house located on the parcel was constructed in 2010.

**SURROUNDING ZONING AND DEVELOPMENT**

- The properties surrounding this parcel to the north, south, and west are all zoned A-1, General Agricultural. The property’s north

and east sides are adjacent to the Cypress Point Subdivision, which is zoned A-1, General Agricultural.

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*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-23-0014. 7649 Cypress Drive Rental of Rooms  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

<b>Impacts/Potentially Unfavorable Conditions</b>	<b>Status</b> <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	<b>Considerations/Proposed Mitigation of Potentially Unfavorable Conditions</b>
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> <li>- The proposal is not anticipated to generate traffic exceeding a typical residential use.</li> <li>- The subject property is located on Cypress Drive (State Route 673), a publicly maintained road that is classified by the Virginia Department of Transportation as a local road. However, staff believes that the road is adequate for this use.</li> </ul>
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> <li>- Pedestrian/bicycle accommodations are not shown on the adopted Pedestrian/Bicycle Accommodations Master Plan.</li> </ul>
<u>Public Safety</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> <li>- Fire Station 1 on Forge Road serves this area of the County and is approximately 5.7 miles from the proposed short-term rental.</li> <li>- Staff finds this project does not generate impacts that require mitigation to the County’s Fire Department facilities or services.</li> </ul>
<u>Public Schools</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> <li>- N/A since no residential dwelling units are proposed.</li> </ul>
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> <li>- N/A since no residential dwelling units are proposed.</li> </ul>
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> <li>- Staff finds this project does not generate impacts that require mitigation.</li> </ul>
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> <li>- The property is served by a private well and private septic system.</li> <li>- The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.</li> </ul>

*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-23-0014. 7649 Cypress Drive Rental of Rooms  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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<b>Impacts/Potentially Unfavorable Conditions</b>	<b>Status</b> <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	<b>Considerations/Proposed Mitigation of Potentially Unfavorable Conditions</b>
<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>	- The structure is not located on a Community Character Corridor. This parcel is also not located within a Community Character Area.
<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.

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*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-23-0014. 7649 Cypress Drive Rental of Rooms  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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**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 located within an existing platted subdivision, the Cypress Point neighborhood.*

- Be located on a major road.

*Cypress Drive is classified as a local road; therefore, this property does not front 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 live on the property during its use as a short-term rental.*

**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

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*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-23-0014. 7649 Cypress Drive Rental of Rooms  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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

BL/md  
SUP23-14\_7649CyprDrRm

Attachments:

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

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*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-23-0014. 7649 Cypress Drive Rental of Rooms**

1. **Master Plan.** This SUP shall permit a Rental of Rooms on property located at 7649 Cypress Drive and further identified as James City County Real Estate Tax Map Parcel No. 0930100015 (the “Property”). The use and layout of the Property shall be generally as shown on the document entitled “JCC SUP-23-0014, 7649 Cypress Drive Short Term Rental” and date stamped April 24, 2023 (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 one (1) bedroom available for rent to visitors and no more than two (2) rental occupants total at any one time.
4. **Contracts per Rental Period.** There shall not, during any period of time, 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. **Compliance Review.** On or before November 28, 2025, the owner of the Property must submit a letter to the Director of Planning requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Director of Planning shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to Section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Director of Planning shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Director of Planning shall place the compliance review on the Board of Supervisors’ February 2026 Board meeting as a Public Hearing item at not cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.
8. **Severance Clause.** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

# JCC SUP-23-0014, 7649 Cypress Drive Short Term Rental

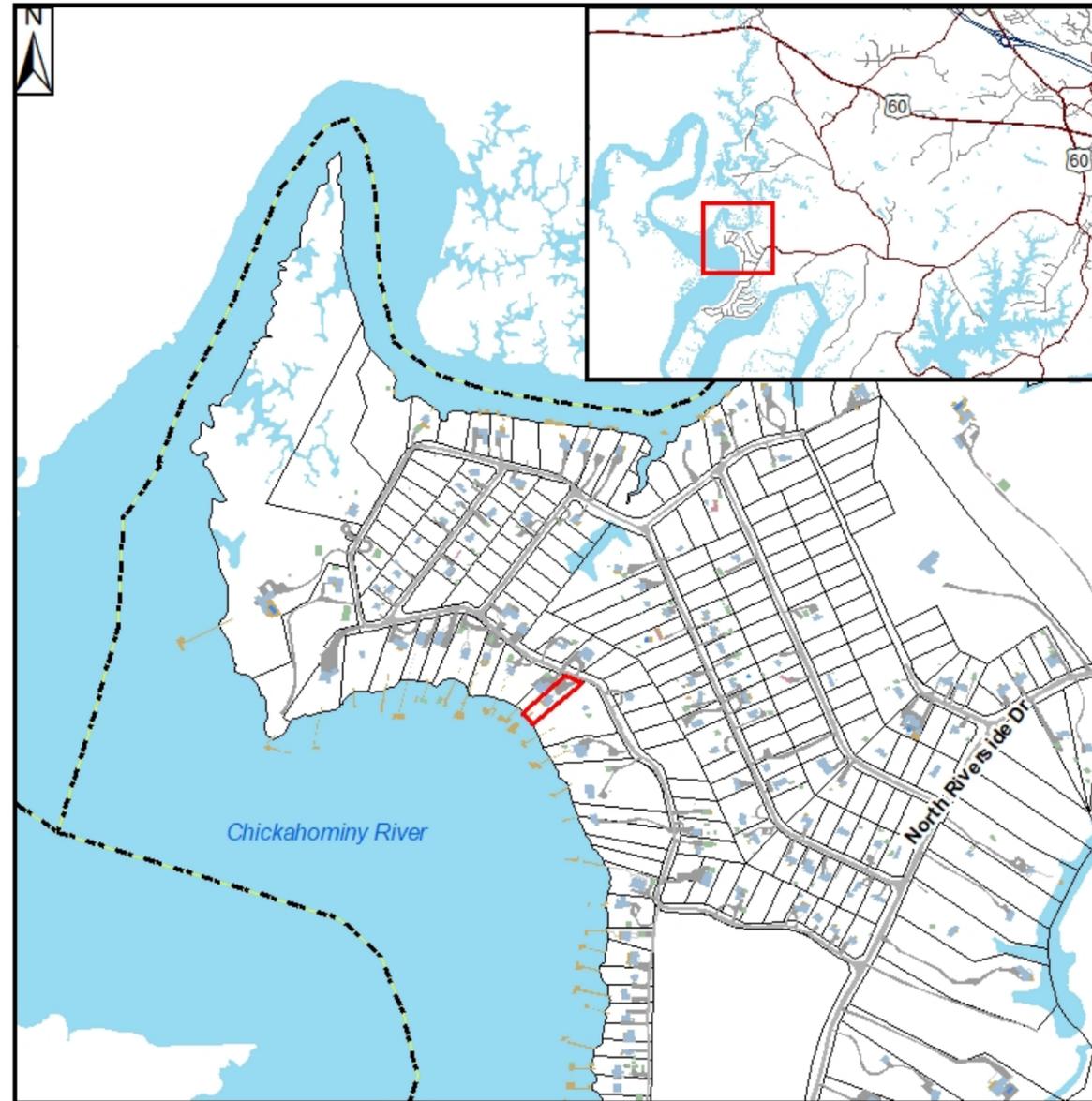


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# SUP-23-0014, 7649 Cypress Drive Short Term Rental

Property Information  
0930100015  
Kenneth & Sharon Elliot  
7649 Cypress Drive  
Lanexa, VA 23089  
Zoning: A1 General Agriculture  
2045 Comp Plan: Rural Lands  
Parcel Acreage: 0.55 acres  
PSA: Outside

Sheet Index  
1. Cover Page  
2. Location Map



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

April 25, 2023

Maps Not to Scale

# JCC SUP-23-0014, 7649 Cypress Drive Short Term Rental



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4/7/23

SUP 23-0014

I am requesting a SUP for a short term rental of a portion my current home. I currently live in an area that is zoned A1. I am not hooked to county water or sewer. I would rent it out several days per week from May through Oct or Nov.

The area of my home that I would like to rent is one bedroom, one bathroom, one sitting room with sofa, refrigerator and microwave. I have a locked door between this area and the rest of my home.

I would ALWAYS be on premises during a rental. I will ALWAYS meet the renter rather than have a door code or a key lockbox. This renter would be staying in my home so I would be very alert to any negative actions on their part. I have cameras pointed to my front door, the driveway and the back yard.

I have already spoken to the neighbors on either side of me as well as the neighbor across the street and they indicated that they are confident that I would operate a short term rental in a manner that is not detrimental to the neighborhood.

The renter would have to officially agree to abide by my House Rules – some are listed below:

Only one vehicle. Must park in driveway in space indicated by owner

No parties

No guests

No drugs

Quiet time 10pm to 8am

Owner must meet renter to obtain a key and owner will give renter a walkthrough tour.

No pets

I believe that I meet the 4 criteria for the 2045 Comprehensive Plan with the possible exception of being on a major road. I am limiting my renter to 1 vehicle so as not to unduly impact traffic on Cypress Drive.

My mother is 90 and is legally blind. I had to retire early because she could no longer safely use a taxi therefore she needed my assistance getting to doctor appointments, picking up prescriptions, paying bills, going to grocery store, cleaning her home etc. I was unable to meet those needs while working a full time 9-5 job. I still need an income, but I need something very flexible so that I can care for her and I believe a short term rental is the best option. She stays at my home sometimes but she lives by herself in Hampton in her own home and she does not want to move to assisted living. I want her to be able to continue to enjoy living in her home as long as possible and she can only do this with my help.

Thank you for your consideration.

Sharon Elliot

757-869-3100

**ITEM SUMMARY**

DATE: 7/5/2023

TO: The Planning Commission

FROM: Thomas Wysong, Senior Planner II

SUBJECT: SUP-23-0011. Stonehouse Water & Sewer Improvements.

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**ATTACHMENTS:**

	Description	Type
☐	0. Staff Report	Staff Report
☐	1. Proposed Conditions	Backup Material
☐	2. Location Map	Backup Material
☐	3. CIS	Backup Material
☐	4. Master Plan	Backup Material
☐	5. Consistency Resolution	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/28/2023 - 12:54 PM
Planning Commission	Holt, Paul	Approved	6/28/2023 - 12:54 PM
Publication Management	Daniel, Martha	Approved	6/28/2023 - 1:04 PM
Planning Commission	Holt, Paul	Approved	6/28/2023 - 1:05 PM

**SPECIAL USE PERMIT-23-0011. Stonehouse Water and Sewer Improvements  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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**SUMMARY FACTS**

Applicant: Mr. Jeff Huentelman

Landowner: MCP STONEHOUSE LLC C/O  
MANDRAKE CAPITAL PARTNERS

Proposal: To extend an off-site water main and sewer force main north from Rochambeau Drive, traversing beneath Interstate 64 (I-64), and west along Mount Laurel Road to serve the Stonehouse Development.

Locations: 3820 Rochambeau Drive  
170 Sand Hill Road

Tax Map/Parcel Nos.: 1310100008A  
1310100019

Project Acreage: ± 90.46 acres

Current Zoning: Planned Unit Development (PUD) –  
Commercial, with proffers

Comprehensive Plan: Low Density Residential  
Rural Lands

Primary Service Area (PSA): Majority Inside  
Minority Outside

Staff Contact: Thomas Wysong, Senior Planner II

**PUBLIC HEARING DATES**

Planning Commission: July 5, 2023, 6:00 p.m.

Board of Supervisors: September 12, 2023, 5:00 p.m. (Tentative)

**FACTORS FAVORABLE**

1. The proposed extension of the water main and sewer force main is located within the PSA is consistent with the 2045 Comprehensive Plan.
2. Staff finds the proposed conditions mitigate potential impacts and prevents expansion of public water and sewer outside of the County’s designated growth area.
3. 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 extend an off-site water main and sewer force main north from Rochambeau Drive, traversing beneath I-64, and west along Mount Laurel Road to serve the Stonehouse Development. The extension of these facilities is in accordance with the Conceptual Utility Master Plan for Stonehouse reviewed by James City Service Authority (JCSA) and is necessary to permit the development of the approved Master Plan, per the explanation provide in the applicant’s Community Impact Statement (Attachment No. 3).

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*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-23-0011. Stonehouse Water and Sewer Improvements  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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**PLANNING AND ZONING HISTORY**

The Stonehouse PUD was originally approved in November 1991 as a mixed residential/commercial community with a proposed reservoir. Since the original approval, a number of changes to the development have been made including several minor proffer amendments between 1991 and 1994, the removal of language pertaining to the Ware Creek Reservoir after permitting did not succeed in 1995, and a rezoning in 1999 that incorporated a 75-acre tract into the development. The existing development in Stonehouse, including the golf course and neighborhoods on Mill Pond Run and the Stonehouse Glen neighborhood on Fieldstone Parkway, occurred over the years by several corporations including Stonehouse Development Corporation and Stonehouse at Williamsburg. In 2006, the majority of the undeveloped land was sold to GS Stonehouse Greenland Sub, LLC, (“GS Stonehouse”). In 2008, GS Stonehouse received approval for comprehensive changes for this remaining land, thoroughly revising both the Master Plan and proffers. The area that was not owned by GS Stonehouse in 2008 has continued forward under the 1999 Master Plan and proffers, while the land owned by GS Stonehouse has continued forward under the 2008 Master Plan and proffers.

In 2012, the Board of Supervisors approved an amendment relating to the dedication of conservation easements within the property. In 2015, the Board of Supervisors approved amendments to the Transportation and Economic Development proffers; of most significance, the Transportation proffer was amended to re-sequence the order of the proffered improvements by focusing on the transportation improvements necessary to support the western/southern portion of the development and waiting to determine the triggers and/or schedule for the proffered transportation improvements needed to serve the eastern and northern portions of the property, including the major new internal road (the “Bridge Road”), by providing an updated traffic study to the County that would specify this information prior to any development occurring in that area.

In addition to these legislative cases, the Planning Commission’s Development Review Committee has approved a number of modifications and unit location transfers over the years that were deemed to not change the overall concept or character of the development.

In 2019, the Board of Supervisors approved the rezoning of an approximately 2,659.6-acre portion of James City County Real Estate Tax Map Parcel No. 0630100005 from PUD-Residential, to A-1, General Agricultural, along with the granting of restrictive use easements over this area. Additionally, the Board approved amendments to the Stonehouse proffers and Master Plan, reduced the size of the PUD by approximately 2,659.6 acres, reduced the maximum permitted number of dwelling units and non-residential square footage, changed land use designations within the development, revised the approved proffers related to traffic improvements, community and recreational facilities, public sites, environmental protections, and other matters and adjusted the boundary line between PUD-Commercial and PUD-Residential. Since 2019, subdivision construction plans have been submitted for Land Bay 5, Tract 10A, Tract 11A, and Tract S.

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**SPECIAL USE PERMIT-23-0011. Stonehouse Water and Sewer Improvements  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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**SURROUNDING ZONING AND DEVELOPMENT**

North: I-64, A-1 zoning

South: Rochambeau Drive, A-1 and PUD-Commercial zoning

East: Scattered Residential Development, A-1 zoning

West: Great Woods Subdivision, A-1 zoning  
Sand Hill Subdivision, R-1 zoning

**2045 COMPREHENSIVE PLAN**

The majority of both parcels, including the area where the water main and sewer force main are proposed, are designated Low Density Residential on the 2045 Comprehensive Plan Land Use Map. Recommended primary uses for Low Density Residential include single-family and multifamily units, accessory units, cluster housing, and recreation areas.

The eastern portion of the parcels located outside of the PSA are designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. Recommended primary uses for Rural Lands include agricultural and forestal activities, agri-tourism, rural-support businesses, and certain commercial uses which require very low intensity settings. Residential development is not a recommended use and is discouraged outside the PSA in the Rural Lands.

The County's Utility Policy strongly discourages utility extensions outside of the PSA. Extensions of water and sewer facilities outside of the PSA have predominantly served a significant public purpose, addressed health and safety situations for existing communities, or improved utility service inside the PSA. The current application includes SUP conditions to prohibit the extension of public water and sewer into the portions of the parcels designated for Rural Lands.

Furthermore, staff finds that the following Comprehensive Plan goals provide pertinent guidance.

Land Use:

LU 4.1 - Enforce policies of the Comprehensive Plan to steer growth to appropriate sites in the PSA.

LU 5.1 - Encourage development of public facilities and the provision of public services within the PSA. As one component of this, maintain a utility policy that, along with other tools such as zoning regulations, supports the PSA as the growth boundary. Within the PSA, extend water and sewer service in the PSA according to a phased plan in accordance with the County's Comprehensive Plan and James City Service Authority's master water/sewer planning. Outside the PSA, restrict the extension of water and sewer utilities.

In summary of the Utility Policy detailed within the adopted Comprehensive Plan, public water and sewer is anticipated and supported within the PSA and is discouraged outside of the PSA.

**FINDING OF CONSISTENCY**

Section 15.2-2232 of the Code of Virginia states, in part, that no public facility be allowed unless the Planning Commission finds the location of the facility "substantially" consistent with the adopted Comprehensive Plan. As previously stated, the proposed location of the water main and force main is located inside the PSA, with proposed conditions restricting expansion of these facilities into the portion of the parcel designated Rural Lands. For the Commission's consideration, a consistency determination resolution is included as Attachment No. 5.

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**SPECIAL USE PERMIT-23-0011. Stonehouse Water and Sewer Improvements  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

<b>Impacts/Potentially Unfavorable Conditions</b>	<b>Status</b> <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	<b>Considerations/Proposed Mitigation of Potentially Unfavorable Conditions</b>
<u>Public Transportation: Vehicular</u>	No Mitigation Required	- 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 five-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	- The 2019 Stonehouse proffers require JCSA conservation standards be adhered to as part of this development.
<u>Watersheds, Streams, and Reservoirs</u>	Mitigated	- The proposed infrastructure is expected to traverse the Frances Swamp Creek, which will require permitting through Stormwater and Resource Protection Division at the site plan stage.
<u>Cultural/Historic</u>	No Mitigation Required	- The proposed infrastructure is not located within any identified historic or cultural resources.
<u>Nearby and Surrounding Properties</u>	Mitigated	- The proposal is not anticipated to impact neighboring properties. Proposed Condition No. 1 prohibits public water and sewer from being extended into the parcels designated Rural Lands. This condition is anticipated to protect the character of the Rural Lands portion of the properties.
<u>Community Character</u>	Mitigated	
<u>Covenants and Restrictions</u>	No Mitigation Required	The applicant has 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-23-0011. Stonehouse Water and Sewer Improvements  
Staff Report for the July 5, 2023, Planning Commission Public Hearing**

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**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 this application to the Board of Supervisors, subject to the proposed conditions.

Staff also recommends that the Planning Commission find that the general or approximate location, character and extent of this proposed public facility are substantially in accord with the adopted Comprehensive Plan and applicable parts thereof, as required by Section 15.2-2232 of the Code of Virginia.

TW/ap  
SUP23-11\_Stonehouse

**Attachments:**

1. Proposed SUP Conditions
2. Location Map
3. Community Impact Statement
4. Master Plan
5. Resolution: 15.2-2232 Consistency Determination

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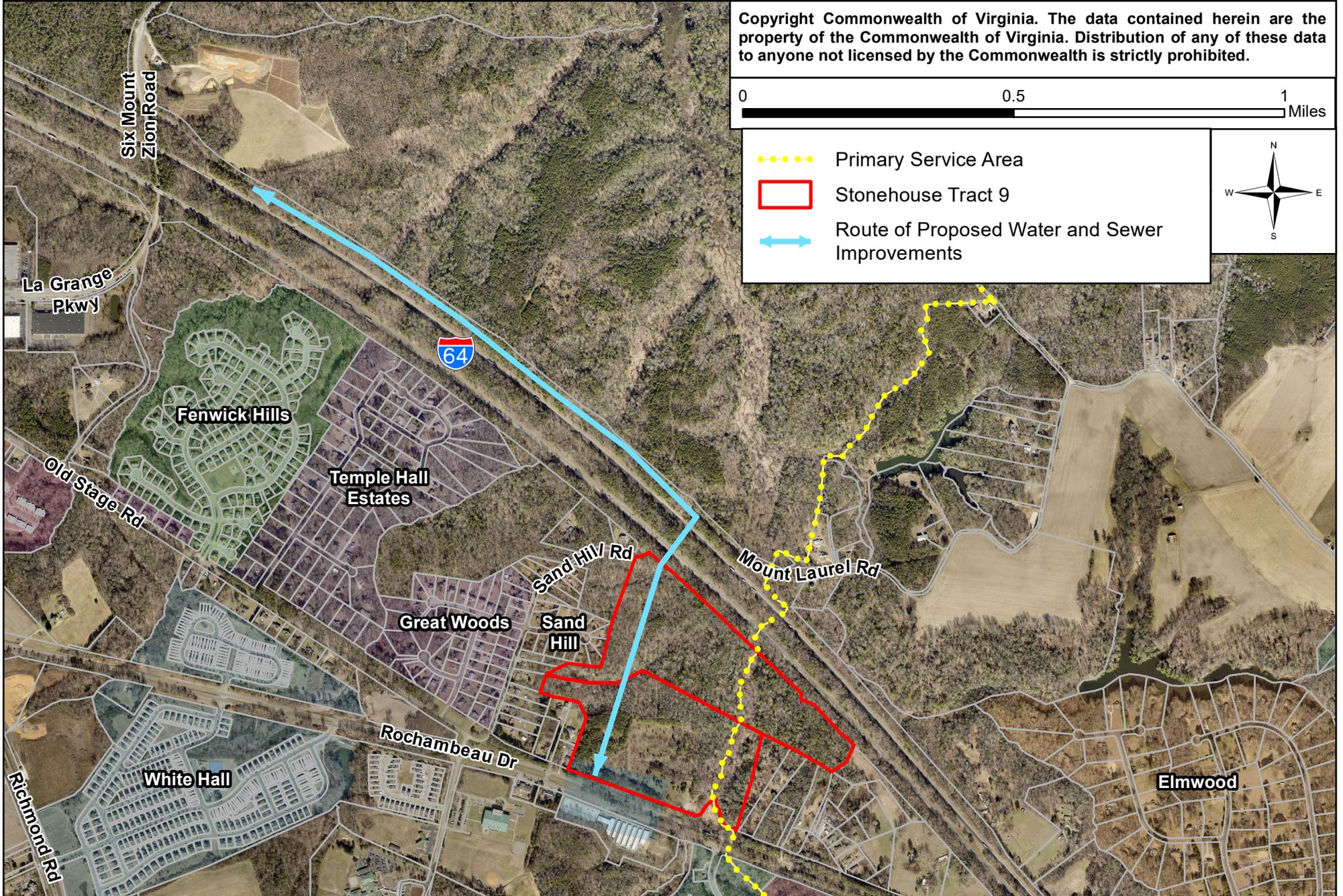
*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

PROPOSED CONDITIONS FOR CASE NO. SUP-23-0011.

STONEHOUSE WATER & SEWER IMPROVEMENTS

1. *Master Plan*: This Special Use Permit (SUP) shall be valid for the installation of a force main and water main, each a diameter of 3 inches or greater, within the existing the Virginia Department of Transportation right-of-way for Rochambeau Drive, then traversing 3820 Rochambeau Drive and 170 Sand Hill Road, further identified as 131010008A and 131010001, respectively, before traversing north beneath the Interstate 64 right-of-way and west along the Mount Laurel Road right-of-way. Installation of the force main and water main (the "Project") shall occur generally as shown on the exhibit drawn by Land Planning Solutions entitled, "Stonehouse Waterline & Force Main Improvements" dated February 1, 2023 (the "Master Plan"), with any deviations considered pursuant to Section 24-23(a)(2) of the James City County Code, as amended.
2. *Connections Outside of the Primary Service Area*: No connections shall be made to the force main and water main which would serve any property or portion thereof located outside the Primary Service Area (PSA).
3. *Construction Hours*: The hours of construction of the force main and water main shall be limited to daylight hours, Monday through Friday.
4. *Lighting*: There shall be no new permanent lighting associated with the force main and water main within the right-of-way, except those required by safety codes.
5. *Commencement of Construction*: Construction for the Project shall commence within twenty-four (24) months from the date of issuance of the SUP, or the SUP shall become void. Construction shall be defined as clearing, grading, and drilling necessary for the Project.
6. *Severability*: The SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

# JCC SUP-23-0011, Stonehouse Water and Sewer Improvements





1403 Greenbrier Parkway, Suite 205  
Chesapeake, Virginia 23320  
O. 757.935.9014 F. 757.935.9015  
www.landplanningsolutions.com

May 17, 2023

James City County  
Planning Department  
101 Mounts Bay Road, Building A  
Williamsburg, VA 23185  
(757) 253-6685

**Re: SUP-23-0011**

**STONEHOUSE – WATER LINE & FORCE MAIN IMPROVEMENTS – SUP NARRATIVE -  
REVISED**

RDG073

MCP Acquisitions LLC plans to develop Tract S of the Stonehouse development into 300 single family detached homes and single family townhomes, Tract 11A of Stonehouse into a 320 single-family detached homes, and Tract 10A of the Stonehouse development into 200 dwelling units.

As part of the design of these three Tracts, the Stonehouse Water Master Plan (C-21-0088) has been updated to address comments from JCSA to provide for the second water connection as part of the development of these three Tracts to provide the redundancy that JCSA has requested.

This project is for the extension of the offsite water main from its connection to the Tract 11A project, east along Mt Laurel Rd, includes a jack and bore across Interstate 64, and further extension through Tract 9 to the proposed connection to the existing water main in Rochambeau Dr. If the SUP for this project is not approved, then JCSA will not have the water redundancy that they have requested.

In addition, the future development of Tract 11B will require a new Pump Station and force main. The force main will parallel the route of the 16" watermain, crossing under I-64 and through Tract 9, as shown on the Master Plan Exhibit.

Note that all of these Tracts (including Tract 9) are in the PUD-R (Planned Unit Development Residential) zoning district and part of the Stonehouse master plan. If you wish to further discuss this project, please do not hesitate to contact me.

Sincerely,

  
Jeffrey P. Huentelman, PE  
Land Planning Solutions, LC

CC: Tim Culpepper, MCP Acquisitions LLC

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LAND PLANNING SOLUTIONS  
 1403 Greenbrier Pkwy, Ste. 205  
 Chesapeake, VA, 23320  
 O 757.935.9014 F 757.935.9015  
 www.landplanningsolutions.com

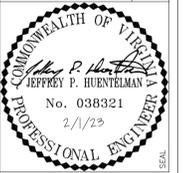


No.	DATE	REVISION

PROJECT No:	RDG073
DATE	1FEB23
DES.	JMB
DR.	RLR
CKD.	JPH

**STONEHOUSE**  
**WATER LINE & FORCE MAIN IMPROVEMENTS**  
 MT LAUREL ROAD  
 JAMES CITY COUNTY, VIRGINIA

**OVERALL UTILITY LAYOUT**



SHEET NO.  
**C001**

MASTER PLAN EXHIBIT

## RESOLUTION

VIRGINIA CODE 15.2-2232 ACTION ON CASE NO. SUP-23-0011.

### STONEHOUSE WATER AND SEWER IMPROVEMENTS

- WHEREAS, in accordance with Section 15.2-2232 of the Code of Virginia, a public utility facility, whether publicly or privately owned, shall not be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan or part thereof; and
- WHEREAS, MCP STONEHOUSE LLC C/O MANDRAKE CAPITAL PARTNERS (the “Owner”), owns properties located at 3820 Rochambeau Drive and 170 Sand Hill Road and further identified as James City County Real Estate Tax Map Parcel Nos. 1310100008A and 1310100019, respectively (collectively the “Property”), which is zoned Planned Unit Development-Commercial; and
- WHEREAS, Mr. Jeff Huentelman on behalf of the Owner, has applied for a Special Use Permit to extend an off-site water main and sewer force main north from Rochambeau Drive, traversing the Property, then traveling north beneath Interstate 64, and west along Mount Laurel Road to serve the Stonehouse Development. as shown on a plan titled “Stonehouse Waterline & Force Main Improvements” and dated February 1, 2023; and
- WHEREAS, in accordance with Section 15.2-2204 of the Code of Virginia and Section 24-9 of the James City County Zoning Ordinance, a public hearing was advertised, adjacent property owners notified, and a hearing scheduled for Case No. SUP-23-0011.
- NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of James City County, Virginia, finds that the general or approximate location, character and extent of the public facility shown in Case No. SUP-23-0011 are substantially in accord with the adopted Comprehensive Plan and applicable parts thereof.

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Frank Polster  
Chairman, Planning Commission

ATTEST:

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Paul D. Holt, III  
Clerk to the Board

Adopted by the Planning Commission of James City County, Virginia, this 5th day of July, 2023.

SUP23-11\_Stnehouse-res

**ITEM SUMMARY**

**DATE:** 7/5/2023

**TO:** The Planning Commission

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

**SUBJECT:** Powhatan Creek Watershed Management Plan Update

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Members of the Stormwater and Resource Protection Division and the consulting firm Stantec will be present to provide the Commission with information about the update of the Powhatan Creek Watershed Management Plan.

**ATTACHMENTS:**

	Description	Type
▣	Presentation	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/25/2023 - 12:30 PM
Planning Commission	Holt, Paul	Approved	6/25/2023 - 12:30 PM
Publication Management	Pobiak, Amanda	Approved	6/26/2023 - 8:31 AM
Planning Commission	Holt, Paul	Approved	6/26/2023 - 9:23 AM



# Powhatan Creek Watershed Management Plan

**Planning Commission Update**

July 5, 2023



# Agenda

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Progress To-Date

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Public Engagement

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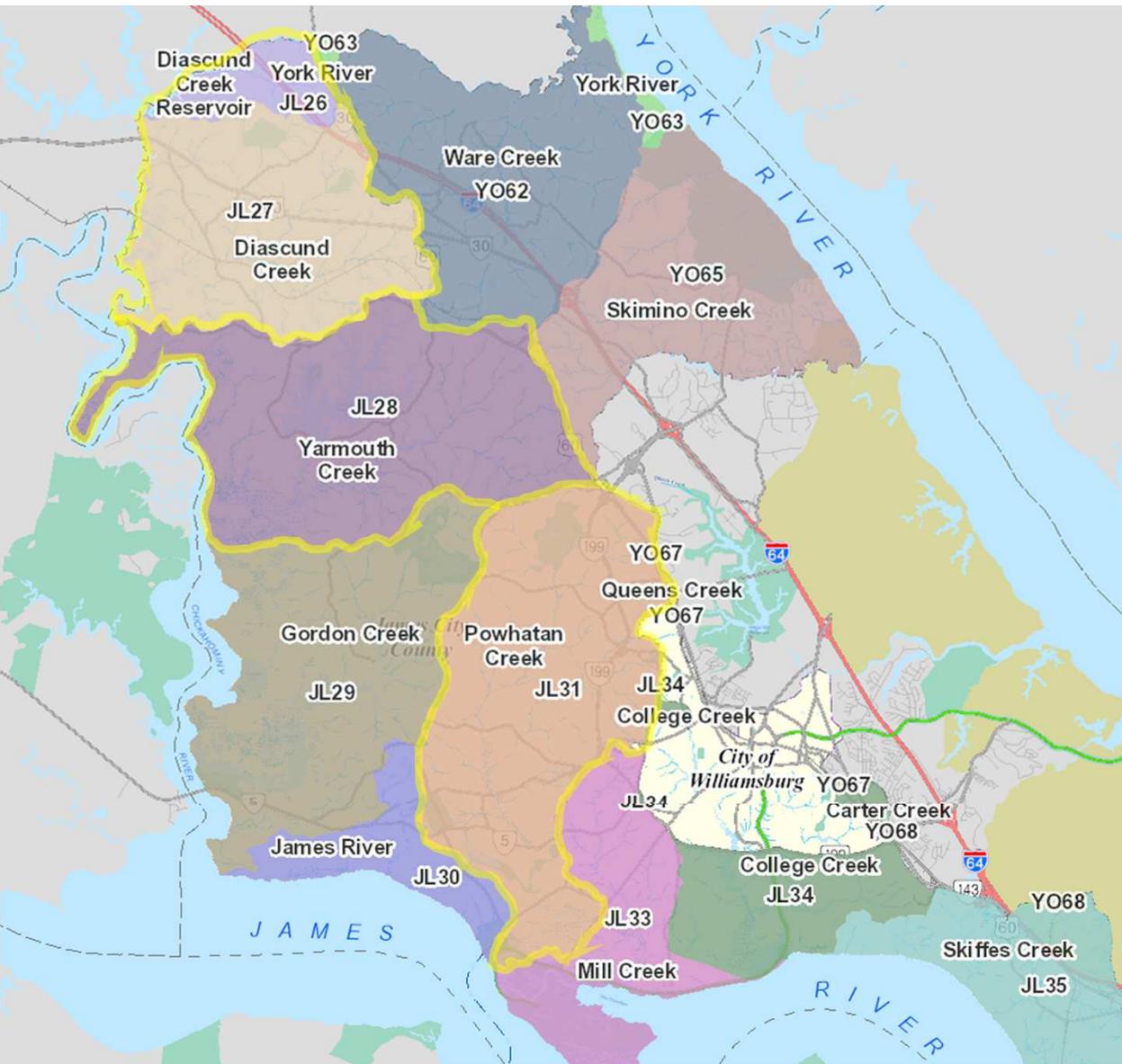
Items Evaluated

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Types of Recommendations

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Next Steps



- **Powhatan Creek**
  - Update to 2001 Plan
  - Target Completion in Sept 2023
- **Yarmouth Creek**
  - Update to 2003 Plan
  - Target Completion in Nov-Dec 2023
- **Diascund Creek**
  - New WSMP Development
  - Target Completion in Feb-Mar 2024



# Powhatan WSMP Progress To-Date



- Feb 2023:
  - ✓ Public Survey
  - ✓ Watershed Assessment
  - ✓ Public Meeting #1
- Mar 2023:
  - ✓ Targeted Stakeholder Engagement
  - ✓ Draft Goals & Project Recommendations
- April 2023:
  - ✓ Revise Goals & Project Recommendations
- May 2023:
  - ✓ Public Meeting #2
- June 2023:
  - ✓ JCC Staff Review of Draft WSMP
  - ✓ WSMP Revisions per JCC Comments

# Public Engagement

- Project Webpage
  - Mapping Tool (active)
  - Survey
  - Announcements
- Public Meetings
  - Mtg 1 – Initial Kickoff
  - Mtg 2 – Feedback on Findings & Draft Recommendations
- Targeted Stakeholder Feedback
  - Stormwater Program Advisory Committee (SPAC)
  - James River Association (JRA)
  - Colonial Soil & Water Conservation District (SWCD)
  - James City County Service Authority (JCSA)
  - Parks & Recreation
- 30-Day Public Comment Period

Share your knowledge and ideas!



**Watershed Mapper**  
Drop a pin to show problem areas or share your ideas for projects.

[See Project Map](#)



**Take the Survey**  
Share your knowledge, feedback, and ideas for the Powhatan Creek Watershed Management Plan.

START 17 Nov 2022      END 28 Feb 2023

[Take The Survey](#)



**Join Our Email List**  
Provide your email to be added to the James City County Resource Protection Email List.

[Join the List](#)

<https://engagestantec.mysocialpinpoint.com/powhatan-watershed>

*Link to Draft WSMP for  
Public Comments now on  
the Project Webpage  
(July 1 – July 31)*



# Items Evaluated

Water Quality Impairments & Local TMDLs

•Water Quality Monitoring Data Review

•Stream Habitat Field Assessment

•Stormwater Field Assessment

Conservation Area Review

Impervious Cover Study (Long-Term Trends)

Watershed Treatment Model (Water Quality Modeling)

Existing & Future Flood Risk Review

Review of Past  
Information

Field-Level  
Reconnaissance

Desktop-Level  
Analysis



# Items Evaluated

Water Quality Impairments & Local TMDLs

- Water Quality Monitoring Data Review

- Stream Habitat Field Assessment

- Stormwater Field Assessment

Conservation Area Review

Impervious Cover Study (Long-Term Trends)

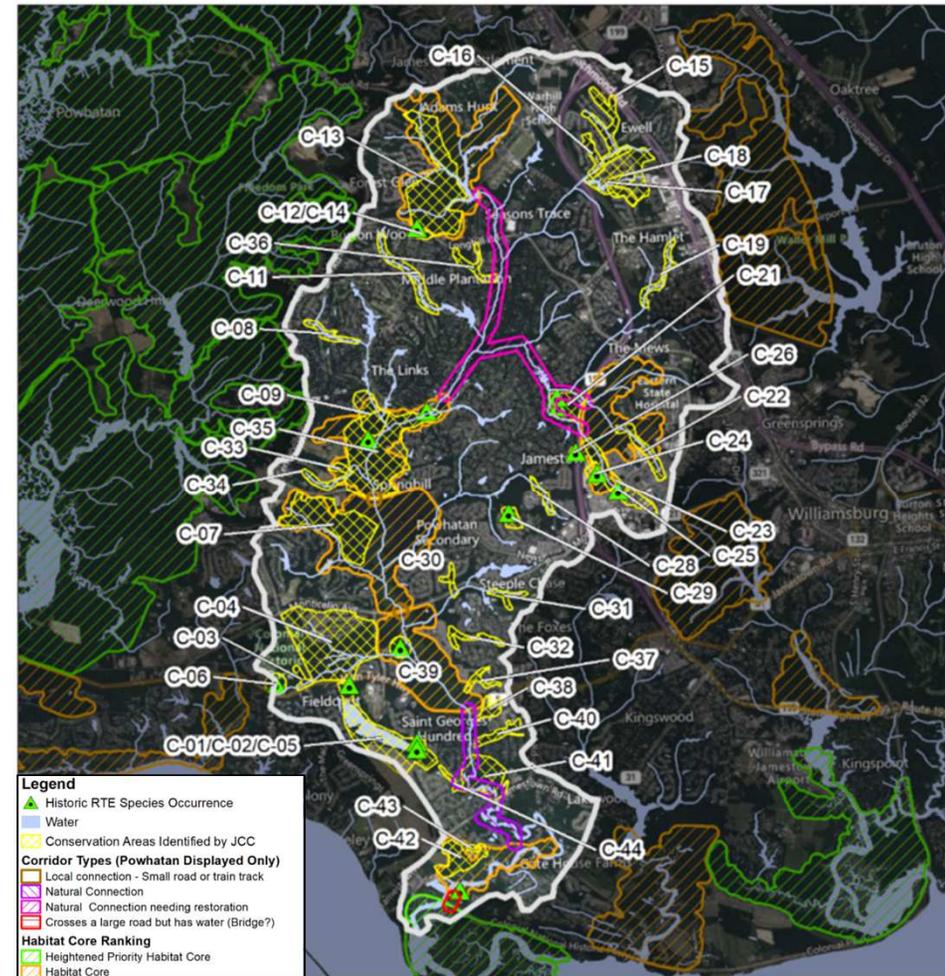
Watershed Treatment Model (Water Quality Modeling)

Existing & Future Flood Risk Review

**Further Overview on  
the Following Slides**  
*(Most Relevant to  
Planning Commission  
Focus Areas)*

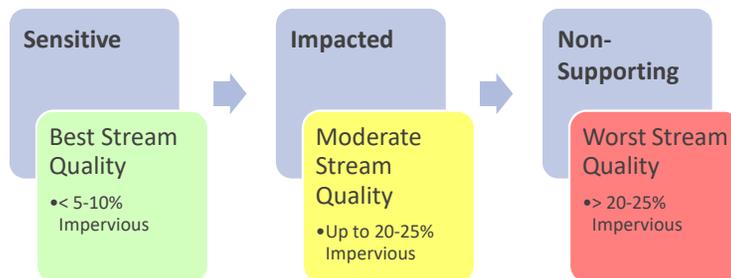
# Conservation Areas

- Review of past conservation planning documents
- 44 specific areas considered for conservation
- Prioritization factors:
  - Contiguous Forest
  - Presence of rare, threatened, and endangered (RTE) species
  - Floodplain connection
  - Presence of wetlands
  - Bird diversity
  - Wildlife corridors
- Updated scoring of 17 initially prioritized conservation areas
  - Changes in RTE species presence
  - New development since 2001
  - Prior conservation actions
  - Relationship to habitat cores & connection corridors
    - JCC Natural and Cultural Assets Plan (2022)
- 7 previous areas with limited potential for further actions
- 10 prioritized areas with greatest conservation potential

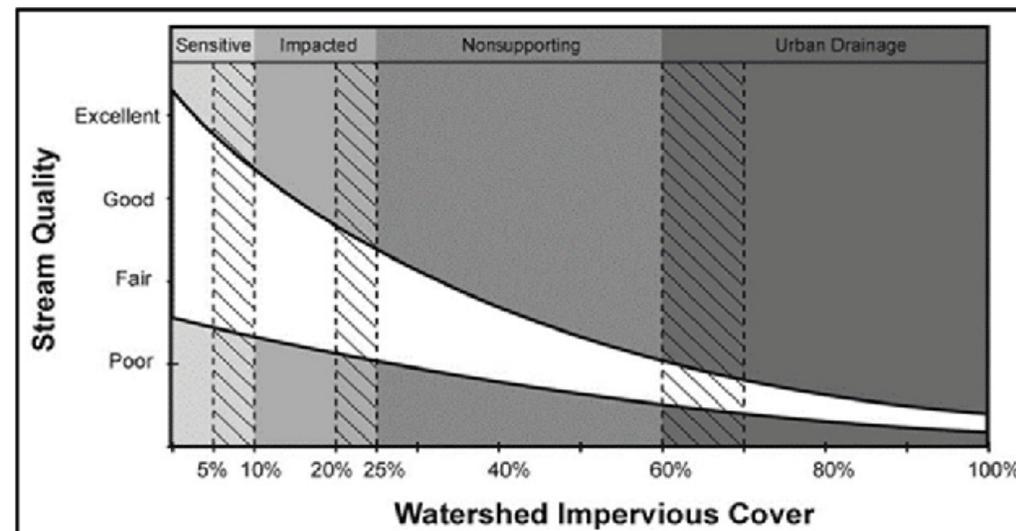


# Impervious Cover Study

- Impervious Cover Model (ICM)
- Primary Assumptions
  - Categorizes stream health based on percentage of impervious cover in watershed

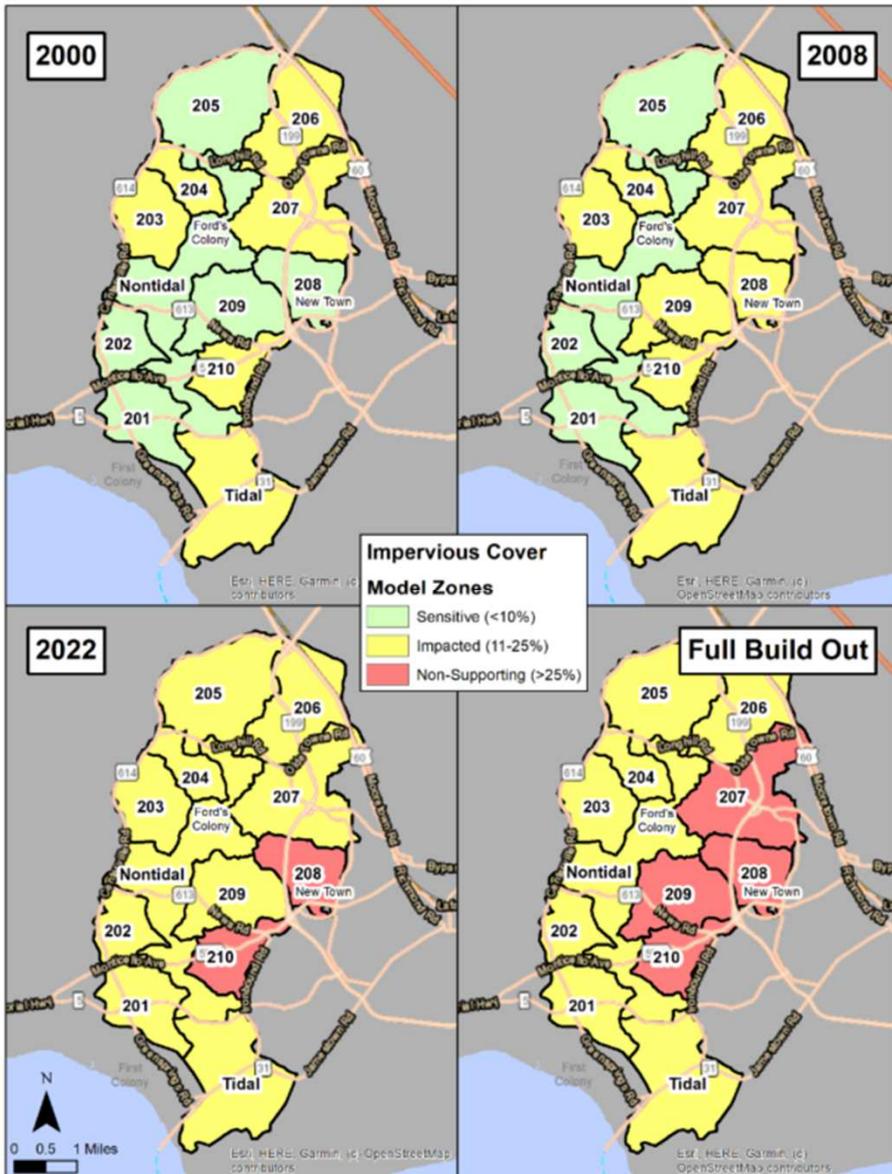


- Areas with greatest development have greatest risk of poor stream quality
- Improved over time
- Limitations
  - Ignores stormwater treatment practices
  - Ignores increasing intensity of stormwater regulations over time
  - Does not account for all sources of pollution



*Despite limitations, the ICM is still a good indicator, when coupled with other analyses / assessments*

# Long-Term Trends



- **2000 ICM Results**
  - 6 Subwatersheds Impacted & 0 as Non-Supporting
- **2008 ICM Results**
  - 8 Subwatersheds Impacted & 0 as Non-Supporting
- **2022 ICM Results**
  - No Subwatersheds still considered Sensitive
  - 2 Subwatersheds as Non-Supporting (rest as Impacted)
- **Future Full Build Out Projections**
  - 4 subwatersheds as Non-Supporting (rest as Impacted)
  - Largest concentration of potential future development:
    - Completion of New Town
    - Eastern State Hospital Redevelopment

# Flood Risk Review

- Existing flood-prone areas per FEMA 100-year Floodplain modeling
- Assessment of potential future increased flood risks
  - 20% increase in rainfall intensity
  - 1.5 – 3 ft of Sea Level Rise
- Initial review with recommendations for further refinements
- Flood risk mitigation considerations developed

## Existing Flood Risks

- Critical Infrastructure Facilities within Floodplain
  - Four (4) Pump Stations
  - Near Jamestown 1607, Powhatan Shores, Ford's Colony, & Neck-O-Land Rd
- 292 Buildings within Floodplain
  - Largest concentrations in Neck-O-Land and Jamestown 1607
- Potential Isolated Areas due to possible road flooding within portions of:
  - Seasons Trace
  - Powhatan Shores
  - Westbury Hills (Ford's Colony)
  - Settlement at Powhatan Creek
  - Fieldcrest

# Future Flood Risks



- New Critical Infrastructure Facilities in Floodplain
  - 2 JCSA pump stations near Fieldcrest & Landfall at Jamestown
  - 2 HRSD pump stations near Greensprings Business Park & Windsor Forest
- 136 New Buildings within Floodplain
- New Potential Isolated Areas due to possible road flooding within portions of:
  - Landfall at Jamestown
  - Large area along Route 5, including:
    - Jamestown High School
    - St. George's Hundred, Jamestown Hundred, & Greensprings Plantation Neighborhoods
    - Williamsburg Community Chapel
    - Providence Christian School
- Potential Roadway Flooding along Major Evacuation Route (Route 199 West)

# Future Flood Risks



# Draft Watershed Goals



1. Improve water quality in Powhatan Creek to satisfy TMDLs and remove impairments.
2. Maintain biological and habitat diversity and connectivity by protecting wildlife corridors and other vital areas of undeveloped land, as identified within the conservation priorities of this Plan, the County's Natural and Cultural Assets Plan, and other relevant Virginia data sets.
3. Refine the County stormwater requirements and code of ordinances to not only offset the effects of further development but create opportunities to improve upon existing degraded areas.
4. Continue the tracking and prioritization of existing stormwater maintenance.
5. Promote watershed awareness and active stewardship among residents, community associations, businesses, and seasonal visitors through educational programs, recreational opportunities, and participatory watershed activities.
6. Restore degraded streams where possible and continue to protect high-quality streams and wetlands.
7. Develop a resilience plan to understand current and future flood risks and identify a phased implementation approach for effective and practical long-term community flood-risk reduction.
8. Preserve and improve public access to meaningful and safe outdoor recreation throughout the watershed.

# Types of Recommendations



Stormwater  
Treatment  
Practices



Programmatic



Regulatory/  
Enforcement



Floodplain  
Management



Education/  
Awareness



# Powhatan WSMP Schedule – Next Steps



- July 2023:
  - Planning Commission Briefing
  - 30-Day Public Comment Period on Draft WSMP
- August 2023
  - WSMP Revisions per Public Comments
- September 2023
  - Final Adoption

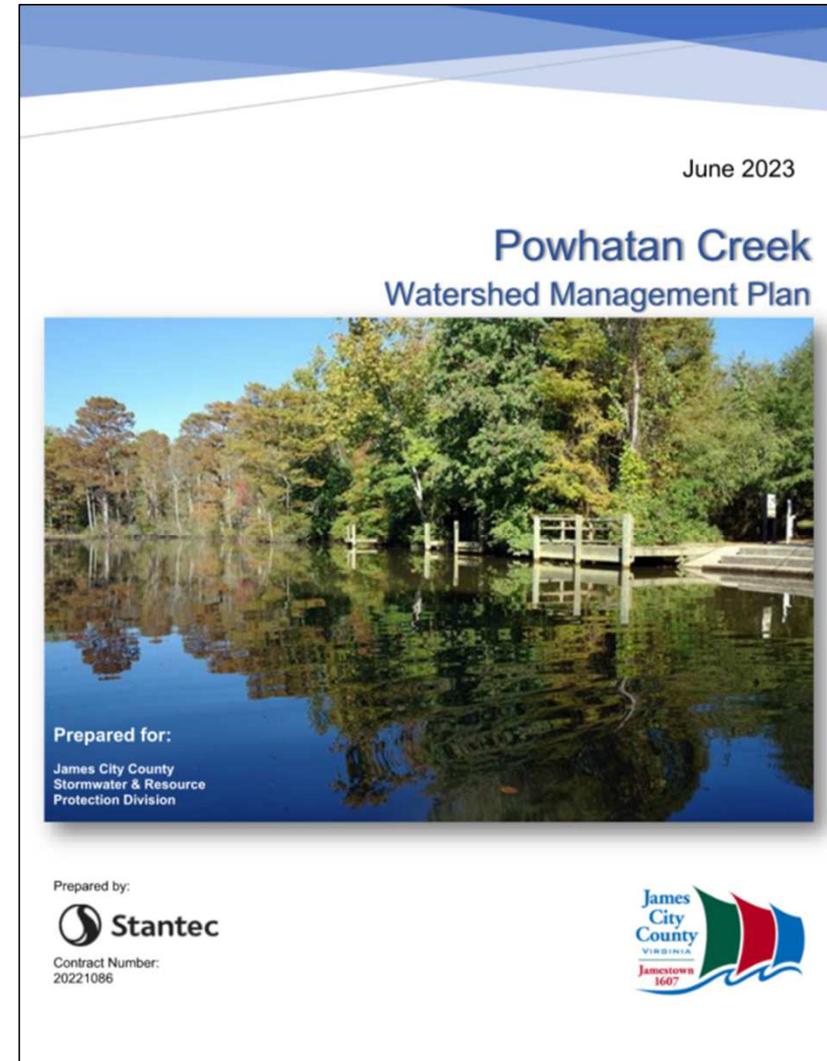
# Thank you!

Michael Woolson, PLA, CFM  
Section Chief, Resource Protection

P 757-253-6823

E Michael.Woolson@jamescitycountyva.gov

*Please Review Full WSMP Content  
& Comment Online*



<https://engagestantec.mysocialpinpoint.com/powhatan-watershed>

**ITEM SUMMARY**

DATE: 7/5/2023

TO: The Planning Commission

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

SUBJECT: Planning Director's Report - July 2023

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**ATTACHMENTS:**

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

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/26/2023 - 3:53 PM
Planning Commission	Holt, Paul	Approved	6/26/2023 - 3:54 PM
Publication Management	Pobiak, Amanda	Approved	6/26/2023 - 3:57 PM
Planning Commission	Holt, Paul	Approved	6/26/2023 - 3:58 PM

## PLANNING DIRECTOR'S REPORT July 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:**
  - **April 11, 2023**
    - SUP-23-0003. 2884 Chickahominy Road Tourist Home (Approved 5-0)
    - SUP-23-0009. 2868 Lake Powell Road Tourist Home (Approved 5-0)
    - SUP-23-0010. 2884 Lake Powell Road Tourist Home (Approved 5-0)
    - ORD-22-0004. Amendments to the Zoning Ordinance Regarding Community Recreation Facilities in Residential Districts (Deferred Indefinitely 5-0)
    - Z-23-0002. Colonial Heritage - Pickleball Proffer Amendment (Approved 5-0)
    - Purchase of Property at 106 and 110 Catalpa Drive, 179 and 186 Clark Lane, and 6171, 6195, and 6197 Old Mooretown Road (Approved 5-0)
    - Grant Award - \$475,000 - Homeownership Gap Funding - Virginia Housing (Approved 5-0)
  
  - Sidewalk construction continues along Ironbound Road and John Tyler Highway as part of the Clara Byrd Baker Safe Routes to School sidewalk project. The project is expected to be completed by August 29th and will provide sidewalk connections from surrounding neighborhoods to the Clara Byrd Baker Elementary School and to the Powhatan Creek Trail.



### New Cases for July

Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Conceptual Plan	<a href="#">C-23-0028</a>	4881 Centerville Rd. AT&T Tower	4881 CENTERVILLE RD Williamsburg, VA 23188	Berkeley	Proposed modifications to existing tower.	Ben Loppacker
	<a href="#">C-23-0029</a>	204 Sand Drive- Detached Accessory	204 SAND DR	Stonehouse	204 Sand Drive- Detached Accessory Apartment	Paxton Condon
	<a href="#">C-23-0030</a>	JCSA Five Forks Water Treatment Plant	4321 JOHN TYLER HWY	Berkeley	JCSA Five Forks Water Treatment Plant Building Addition	Suzanne Yeats
	<a href="#">C-23-0031</a>	Subdivision of 102 Selby Lane into two lots	102 SELBY LN Williamsburg, VA 23185	Roberts	Proposal to subdivide the parcel into two lots.	Ben Loppacker
	<a href="#">C-23-0032</a>	Kingsmill Master Plan Conceptual Plan	100 SOUTHALL RD Williamsburg, VA 23185	Roberts	Kingsmill Master Plan Conceptual Plan.	John Risinger
	<a href="#">C-23-0033</a>	Proposed residential development	1821 JAMESTOWN RD Williamsburg, VA 23185	Berkeley	Proposal for 3 to 12 dwellings.	John Risinger
	<a href="#">C-23-0034</a>	4683 Ware Creek Road Shared Driveway Exception Request	4683 WARE CREEK RD Williamsburg, VA 23188	Stonehouse	4683 Ware Creek Road Shared Driveway Exception Request.	Suzanne Yeats
	<a href="#">C-23-0035</a>	8963 Pocahontas Trail Carboard Processing Plant.	8963 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	Proposal for a facility to processing cardboard into a fibrous material.	Suzanne Yeats
	<a href="#">C-23-0036</a>	1821 Jamestown Road - Powhatan Ridge Subdivision	1821 JAMESTOWN RD Williamsburg, VA 23185	Berkeley	Proposal to rezone property adjacent to Chancos Grant Subdivision.	John Risinger
	<a href="#">C-23-0037</a>	227 Industrial Blvd Site Plan	227 INDUSTRIAL BLVD Toano, VA 23168	Stonehouse	Proposal for a 5,000 square foot building with 1,500 square feet of office space and 3,500 squar feet of warehouse space.	Terry Costello
	<a href="#">C-23-0038</a>	8425 Croaker Road- Shared Driveway Exception Request	8425 CROAKER RD Williamsburg, VA 23188	Stonehouse	Request for anexception to Sec. 19-18 of the County Code.	Suzanne Yeats
	<a href="#">C-23-0039</a>	5378 Riverview Road Family Subdivision	5378 RIVERVIEW RD Williamsburg, VA 23188	Stonehouse	Proposal to create three lots in accordance with a bequest.	Josh Crump
	<a href="#">C-23-0040</a>	5715 Richmond Road EV Charger	5715 RICHMOND RD Williamsburg, VA 23188	Powhatan	Proposal to add EV charging equipment in the parking lot of the existing shopping center .	Jose Ribeiro
	<a href="#">C-23-0041</a>	Dominion Energy John Tyler Highway Project	3493 JOHN TYLER HWY 4520100012 Williamsburg, VA 23185	Berkeley	Proposal to place utility lines undgerground.	Suzanne Yeats
Master Plan	<a href="#">MP-23-0001</a>	Westwood Park Rezoning	4601 IRONBOUND RD Williamsburg, VA 23188	Jamestown	Master Plan to accompany Z-23-0004 (Westwood Park).	John Risinger
Subdivision Plat	<a href="#">S-23-0024</a>	Resubmission of JCC Case S-18-0032 which was pending bonding for Well Site	1613 JOLLY POND RD Williamsburg, VA 23188	Powhatan	Resubmission of JCC Case S-18-0032 which was pending bonding for Well Site.	Jose Ribeiro
	<a href="#">S-23-0025</a>	Subdivision of Parcel ID #0640100001A	3500 LA GRANGE PKWY Toano, VA 23168	Stonehouse	Subdivision of LaGrange Tract into two parcels.	Ben Loppacker
	<a href="#">S-23-0026</a>	Subdivision of Stonehouse Land Bay 5	9354 FIELDSTONE PKWY Toano, VA 23168	Stonehouse	Subdivision of Stonehouse Land Bay 5.	Suzanne Yeats
	<a href="#">S-23-0027</a>	100 & 104 Norge Lane Boundary Line Extinguishment	104 NORGE LN Williamsburg, VA 23188	Stonehouse	100 & 104 Norge Lane Boundary Line Extinguishment.	Jose Ribeiro
	<a href="#">S-23-0028</a>	9201 & 9225 Pocahontas Trail Boundary Line Extinguishment	9201 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	9201 & 9225 Pocahontas Trail Boundary Line Extinguishment for The Grease Outlet.	Suzanne Yeats
	<a href="#">S-23-0029</a>	7611 & 7613 White Oak Drive Boundary Line Extinguishment	7611 WHITE OAK DR Lanexa, VA 23089	Powhatan	7611 & 7613 White Oak Drive Boundary Line Extinguishment.	Suzanne Yeats

### New Cases for July

Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Site Plan	<a href="#">SP-23-0043</a>	1733 Endeavor Drive Commercial Storage Yard	1733 ENDEAVOR DR Williamsburg, VA 23185	Roberts	Storage yard for the storage of vehicles and equipment associated with an Audio/Visual contractor.	John Risinger
	<a href="#">SP-23-0044</a>	Grove Neighborhood Stormwater Improvements	119 CHURCH ST Williamsburg, VA 23185	Roberts	Grove Neighborhood Stormwater Improvements.	Terry Costello
	<a href="#">SP-23-0045</a>	Settler's Market Walmart Generator Site Plan Amendment	4670 CASEY BLVD Williamsburg, VA 23188	Jamestown	Installation of Generator.	Andrea Case
	<a href="#">SP-23-0046</a>	Busch Gardens Entertainment Event Building Access Site Plan Amendment	7851 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	Amendment to SP-21-073 to pave an existing access road and will extend ADA access from the new entertainment building into the main guest area of the park.	Terry Costello
	<a href="#">SP-23-0047</a>	Williamsburg Landing Maintenance Building Site Plan Amendment	5560 WILLIAMSBURG LANDING DR Williamsburg, VA 23185	Roberts	Development Plan for Williamsburg Landing Maintenance Building Expansion.	Terry Costello
	<a href="#">SP-23-0048</a>	Removal and replacement of two Existing 30" HRSD Valves	8869 HUMELSINE PKWY Williamsburg, VA 23185	Roberts	Removal and replacement of two Existing 30" HRSD Valves.	Ben Loppacker
	<a href="#">SP-23-0049</a>	Calvary Chapel Williamsburg Site Plan Amendment	7348 RICHMOND RD Williamsburg, VA 23188	Stonehouse	Site Plan Amendment for additional parking and site improvements in support of renovation of existing building for Calvary Chapel Williamsburg.	Jose Ribeiro
	<a href="#">SP-23-0050</a>	Busch Gardens Employee Lot Shade Structure	7851 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	Busch Gardens Employee Lot Shade Structure.	Paxton Condon
	<a href="#">SP-23-0051</a>	Toano RV Storage	7816 RICHMOND RD Toano, VA 23168	Stonehouse	The project proposes minor site improvements and the installation of permanent shade structures, most of which will be within the limits of existing asphalt, while a small portion will be located over existing turf areas. The minor site improvements include: paving a small area of turf within the limits of existing asphalt, the addition of new plants within the site's landscape buffer, raising the height of the existing pond's embankment by ~1', and replacing damaged tops of existing storm inlets.	Jose Ribeiro
	<a href="#">SP-23-0052</a>	Grove Christian Outreach Center Site Plan Amendment	8800 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	Addition of Walk-In Freezer	Ben Loppacker
	<a href="#">SP-23-0053</a>	Williamsburg Montessori School Expansion - Lighting Amendment	4210 LONGHILL RD Williamsburg, VA 23188	Powhatan	This includes an amended Lighting Plan to accurately show	Terry Costello
	<a href="#">SP-23-0054</a>	7114 Merrimac Trail 7-Eleven Parking Bollards	7114 MERRIMAC TRL Williamsburg, VA 23185	Roberts	7114 Merrimac Trail 7-Eleven Parking Bollards.	Jose Ribeiro
	<a href="#">SP-23-0055</a>	VOID				
<a href="#">SP-23-0056</a>	3252 N Riverside Dr. Storage and Contractor Office	3252 N RIVERSIDE DR Lanexa, VA 23089	Powhatan	3252 N Riverside Dr. Storage and Contractor Office.	Terry Costello	

### New Cases for July

Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Subdivision Construction Plan	<a href="#">SPLN-23-0004</a>	New Town Section 8, Parcel D Amendment	5400 SALZMAN ST Williamsburg, VA 23188	Jamestown	New Town Section 8, Parcel D Amendment.	Ben Loppacker
	<a href="#">SPLN-23-0005</a>	Colonial Heritage 5-2 Amendment #2 Phasing Plan Revision	499 JOLLY POND RD Williamsburg, VA 23188	Stonehouse	Colonial Heritage 5-2 Amendment #2 to revise the phasing plan.	Jose Ribeiro
Special Use Permit	<a href="#">SUP-23-0016</a>	2589 Greensprings Road Event Facility	2589 GREENSPRINGS RD Williamsburg, VA 23185	Berkeley	Proposal for an Event Facility.	Terry Costello
	<a href="#">SUP-23-0017</a>	VOID				
	<a href="#">SUP-23-0018</a>	Grove Christian Outreach SUP Amendment	8800 POCAHONTAS TRL 5910100027 Williamsburg, VA 23185	Roberts	proposal to increase the size of the facility.	Ben Loppacker
Rezoning	<a href="#">Z-23-0004</a>	Westwood Park Rezoning	4601 IRONBOUND RD Williamsburg, VA 23188	Jamestown	Application to rezone 79.56 acres of the Eastern State pro	John Risinger
Zoning Verification Letter	<a href="#">ZVL-23-0016</a>	New Town Medical Building	5424-A DISCOVERY PARK BLVD Unit: A Williamsburg, VA 23188	Jamestown	Request ot verify the zoning for a medical building.	Taylor Orne
Zoning Verification Letter	<a href="#">ZVL-23-0017</a>	New Town Medical Building ZVL	7516 RICHMOND RD Williamsburg, VA 23188	Stonehouse	New Town Medical Building ZVL	Taylor Orne