

AGENDA
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
January 3, 2024
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of December 6, 2023, Regular Meeting
2. Development Review Committee Action Item: C-23-0038. 8425 Croaker Rd. Shared Driveway Exception Request
3. Resolution of Appreciation - Ms. Barbara Null
4. Resolution of Appreciation - Dr. Rob Rose
5. Resolution of Appreciation - Mr. Rich Krapf

F. PUBLIC HEARING(S)

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - January 2024

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
December 6, 2023
6:00 PM

A. CALL TO ORDER

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

B. ROLL CALL

Planning Commissioners Present:

Frank Polster
Rich Krapf
Tim O'Connor
Jack Haldeman
Rob Rose
Barbara Null
Stephen Rodgers

Staff Present:

Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Josh Crump, Principal Planner
Thomas Wysong, Principal Planner
Tess Lynch, Planner II
Ben Loppacker, Planner
Suzanne Yeats, Planner
Amanda Frazier, Community Development Assistant

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. Polster noted there were no reports for the Commission.

E. CONSENT AGENDA

1. Minutes of the November 1, 2023, Regular Meeting

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

On a voice vote, the Commission approved the Consent Agenda. (7-0)

F. PUBLIC HEARING(S)

1. AFD-23-0001. 1105 Stewarts Road Barnes Swamp AFD Addition

Mr. Ben Loppacker, Planner, addressed the Commission with the details of the Agricultural and Forestal District (AFD) application. He noted the applicant intended to use the property for recreational uses and potential tenant farming on the cleared portion of the property, which was approximately five acres. Mr. Loppacker stated the applicant had no desire in developing or timbering the property. He noted a recent staff update to the acreage designated as prime farmland and the ranking of the habitat core located within the property. Mr. Loppacker stated the AFD Advisory Committee recommended approval of the application by a 7-0 vote at its October 19, 2023, Regular Meeting. He noted staff recommended approval by the Planning Commission to the Board of Supervisors.

Mr. Haldeman referenced the applicant's potential to timber by-right.

Mr. Loppacker referenced Condition No. 3 regarding that point.

Mr. Polster opened the Public Hearing.

As there were no speakers, Mr. Polster closed the Public Hearing.

Mr. O'Connor made a motion to approve the AFD application.

Mr. Polster addressed his concern with AFD criteria, adding he was pleased with the staff report's addition of the Natural and Cultural Heritage piece. He noted the prime agricultural land was included in that component. Mr. Polster cited the importance of the prime habitat components also. He noted state environmental criteria and the significance of this land.

On a voice vote, the Commission approved the motion. (7-0)

2. SUP-23-0022. Westport Subdivision Tie-In to James City Service Authority

Mr. Polster stated Item Nos. 2 and 3 would be a combination of the Special Use Permits (SUPs) with four votes per application. He noted the votes would be for consistency and approval.

Mr. Thomas Wysong, Principal Planner, addressed the Commission with details of the SUPs. He noted Ms. Karlyn Owens had applied on behalf of the James City Service Authority (JCSA) for two water main connections within the Westport and Liberty Ridge subdivisions, respectively. Mr. Wysong stated the two current, independent well systems would then be connected to JCSA's central system for efficiencies and streamlined permitting. He noted the proposed location of both water main extensions was outside the Primary Service Area (PSA). Mr. Wysong referenced the 2045 Comprehensive Plan and the County's Utility Policy which both strongly discouraged utility expansion outside the PSA. He noted that based on the criteria, Planning staff did not recommend approval of either application. Mr. Wysong referenced the Code of Virginia Section 15.2-2232 and the role of the Planning Commission in its determination of a location deemed to be substantially consistent with the 2045 Comprehensive Plan. He cited the water main locations would be outside the PSA thus preventing consistency. Mr. Wysong noted if the Commission recommended approval of both applications to the Board of Supervisors, then proposed conditions were included to ensure utility expansion limitations. He further noted he was available for questions and a presentation by JCSA would follow.

The Commission requested the JCSA presentation prior to any questions.

Mr. Doug Powell, General Manager, JCSA, addressed the Commission adding he was joined by JCSA's Chief Water Engineer, Mr. Mike Youshock, and Water Engineer, Ms. Karlyn Owens.

Mr. Powell noted he would also address both applications together. He stated that while the applications' circumstances were unique, the benefits to JCSA customers were significant and important. Mr. Powell highlighted JCSA's water system which was comprised of a central system in the PowerPoint presentation. He noted the locations of the eight independent systems, all outside the PSA, of which Liberty Ridge and Westport were included in the presentation. Mr. Powell noted these two independent systems were directly adjacent to both the central system and the PSA along Centerville Road. He added these systems were the focal point of the SUPs. Mr. Powell continued the presentation detailing the connection process for both locations. He presented the timeline and rationale for the SUP requests. Mr. Powell noted that in considering the SUP applications, utilities already existed outside the PSA in these areas. He added that both subdivisions were already served by public water systems that JCSA owned and operated. Mr. Powell stated if the SUPs were approved with staff's conditions, no other lots would be able to connect to JCSA's water line unless platted without an SUP amendment. He added that JCSA felt sufficient public benefit existed in these SUP cases thus the project proposal. Mr. Powell cited several benefits in the presentation.

Mr. Polster asked the Commission if there were any questions for staff or the applicant.

Mr. Krapf asked Mr. Powell if each subdivision operated on its own central well.

Mr. Powell confirmed yes.

Mr. Krapf questioned the timeline expectation on the central well failures.

Mr. Powell noted both of the wells were fairly new facilities. He added the facilities were oversized as a source of fire protection for the subdivisions. Mr. Powell noted both subdivisions had also not built out to the original projections. He stated the inclusion of those wells into the central system was based on the good condition of both wells.

Mr. Krapf referenced the County's eight independent systems and the connection of these two systems. He questioned if a precedent for connection of the remaining six independent systems would be established in relation to the central system.

Mr. Powell referenced the map in the presentation which showed the other systems further away from the PSA. He added Westport and Liberty Ridge were the only two independent systems close to the PSA. Mr. Powell noted proximity was a benefit but was a prohibitive factor with the other ones. He further noted the other older, smaller wells would not support the central system as effectively.

Mr. Polster addressed questions regarding independent wells during the Comprehensive Plan process in reference to independent wells and a County Subdivision Ordinance which required those systems to be under JCSA maintenance. He addressed costs, overall County water capacity, and other factors.

Mr. Powell noted JCSA operated under two separate permits. He stated increased water capacity could possibly be addressed with the Virginia Department of Health permit. Mr. Powell noted with the Department of Environmental Quality (DEQ) permit there were no guarantees the increase would allow for more water withdrawal.

Mr. O'Connor questioned a 2022 Master Plan revision for Chickahominy Riverfront Park for consideration of a potential water plant.

Mr. Powell confirmed yes.

Mr. O'Connor noted that was a far-reaching future plan. He questioned if this point would benefit these communities with a surface water connection versus a well. Mr. O'Connor asked

if there was a future water distribution benefit which would also allow the wells to then be taken offline if an alternative water source was available.

Mr. Powell sought clarification on the question. He noted the capacity would not be needed if a surface water source was available from the Chickahominy River. Mr. Powell stated that was a point for future consideration, but he could not commit presently.

Mr. O'Connor agreed, adding he was referring to long-term plans. He thanked Mr. Powell.

Mr. Rose noted the benefits presented but questioned possible downtime during the connection process.

Mr. Powell responded none from his prospective. He noted from JCSA's perspective there were significant health safety and operational benefits, but no downside.

Mr. Polster referenced Mr. O'Connor's point but questioned if the water source came from Newport News would the wells be able to be taken offline.

Mr. Powell responded if water was purchased from Newport News, it would not be more than needed. He added if water was to be purchased from another entity, JCSA would want to maintain the maximum capacity with its current system.

Mr. Polster noted it would be at a cheaper rate.

Mr. Powell confirmed yes.

Mr. Haldeman noted there was no longer a central well requirement in the rural lands.

Mr. Powell confirmed yes.

Mr. Haldeman stated the connection of the central well to growth management was no longer valid. He asked if these two neighborhoods were currently being proposed then the need for a central well requirement would not exist and the neighborhoods could hook to JCSA directly.

Mr. Powell stated he would let Planning staff address that question.

Mr. Wysong noted the neighborhoods would be required to meet the minimum lot size therefore the design itself would not take place. He added with the Ordinance amendment, a well per individual lot would be required.

Mr. Haldeman thanked Mr. Wysong.

Mr. Rodgers noted he had a question for Mr. Wysong. He referenced the map and asked if the large land area behind the two neighborhoods, which was adjacent also to land in the PSA, could be considered for future development and connection to JCSA's public water.

Mr. Wysong asked generally or connecting through the well facilities.

Mr. Rodgers noted concern by granting this exception outside the PSA, but still trying to maintain a policy of growth within the PSA. He questioned if more Liberty Ridges and/or Westports would occupy that land.

Mr. Wysong noted outside the PSA that land was zoned agricultural. He stated development would require an SUP. Mr. Wysong reiterated the County's Utility Policy's language which strongly discouraged any connection outside the PSA. He noted despite small connections, Planning staff adhered to the policy that any connection outside the PSA would not be

recommended. Mr. Wysong stated a process existed if development potential arose for that land which would involve the Planning Commission and the Board of Supervisors evaluating the request.

Mr. Polster referenced a former County Ordinance which required a major subdivision to have a central well, and if so, the well became JCSA's responsibility. He added that Ordinance was no longer in place.

Mr. Wysong confirmed that had been a previous requirement for a central well in a by-right major subdivision. He added that Ordinance was amended to disallow that requirement.

Mr. Polster noted Colonial Heritage and another development had received approval outside the PSA on Centerville Road with an SUP before the Board of Supervisors. He stated the likelihood of development had happened previously.

Mr. Wysong confirmed extension approvals had occurred in the past.

Mr. O'Connor referenced the map and noted the PSA line was not being redrawn.

Mr. Wysong confirmed that was correct.

Mr. O'Connor noted the PSA was not being changed, but rather the use of a utility which was beneficial to all County citizens.

Mr. Polster opened the Public Hearing as the Commissioners had no further questions or comments.

Mr. Wade Vaughn, 3464 Westport, questioned water pressure and possible problems with a connection for two different communities on two separate wells. He questioned possible water quality concerns and the impact when Well 4 (W-4) was removed as highlighted earlier in the presentation.

Mr. Polster thanked Mr. Vaughn, adding he could address those concerns with Mr. Powell.

As there were no other speakers, Mr. Polster closed the Public Hearing.

Mr. Krapf noted he had voted in favor of connections outside the PSA previously with those decisions made primarily on safety and health concerns. He referenced the benefits of cost savings and efficiency were major points in this application. Mr. Krapf noted that while the PSA line was not changing with this request, he had concerns that a precedent was being set with approval. He questioned the likelihood of a future request for the remaining six wells to also have online capability. Mr. Krapf noted a great deal of detail had been incorporated into the Comprehensive Plan to address utilities expansion and preservation of land outside the PSA. He stated if the central wells at both locations were robust and showing no signs of failure, he cautioned the potential domino effect as referenced by Mr. Rodgers. Mr. Krapf stated his concern for a precedent being set, adding he was not in support of both requests.

Mr. Haldeman referenced the former central well requirement that discouraged development outside the PSA was the cost of drilling the well. He noted the cost was over \$1 million each in 2005-2006. Mr. Haldeman stated if that requirement was still in place, the developer would be responsible for that cost. He noted the remaining six well locations in relation to operational efficiency which would no longer be applicable. He added the health and safety component could allow for an SUP to be considered. Mr. Haldeman noted his support of the applications, adding he felt the SUPs were favorable for citizens and not a development threat.

Ms. Null referenced a case from two years earlier when a case was not approved. She noted the

developer wanted the PSA extended and was denied for these same listed reasons. Ms. Null stated the location was on Bush Springs Road and while the approval was beneficial for the developer, it was not for residents on Bush Springs Road. She noted these two applications benefited both citizens and JCSA and she supported the SUPs.

Mr. O'Connor concurred with Mr. Haldeman, adding there were numerous benefits to the County and JCSA.

Mr. Rose indicated he had no comment.

Mr. Rodgers indicated he was not in support.

Mr. Polster reiterated Mr. Krapf's point on the PSA and the growth policy aspect and referenced the health aspect of the Centerville Road trailer park case. He noted the Comprehensive Plan and the PSA Policy for growth control and four key points. Mr. Polster cited two of those points regarding the efficiency of public utilities and the assurance of such facilities and services when and where needed. He noted the availability of water and how the applications were positives for the overall system with long-term benefits for citizens. Mr. Polster stated he would vote in favor of the SUPs.

Mr. Polster sought a motion on the first SUP. He added four motions would be needed.

Mr. Haldeman recommended approval of SUP-23-0022 with attached conditions.

Mr. Polster noted the consistency motion should be addressed first.

Mr. Haldeman made the motion to recommend SUP-23-0022. Westport was consistent with the 2045 Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval. (5-2)

Mr. Haldeman made the motion to recommend approval of SUP-23-0022. Westport tie-in with conditions.

On a roll call vote, the Commission voted to recommend approval. (5-2)

Mr. Polster sought a motion for consistency on SUP-23-0023. Liberty Ridge.

Mr. O'Connor made the motion to find SUP-23-0023 consistent with the adopted 2045 Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval. (5-2)

Mr. O'Connor made the motion on SUP-23-0023 that the Planning Commission recommended approval to the Board of Supervisors.

On a roll call vote, the Commission voted to recommend approval. (5-2)

3. SUP-23-0023. 5207 Colonnade Parkway Liberty Ridge James City Service Authority Water System Tie-In

Item Nos. 2 and 3 were addressed collectively with individual votes as indicated.

4. SUP-23-0026. 206 The Maine Detached Accessory Apartment

Ms. Tess Lynch, Planner II, addressed the Commission with the details of the application. She noted the property owners currently were not living on-site. Ms. Lynch stated a condition was included requiring the property owners to submit confirmation on their intent to live in the house or in the apartment within 12 months of issuance of the Certificate of Occupancy. She noted staff recommended the Planning Commission's approval of the application with the proposed conditions to the Board of Supervisors.

Mr. Polster opened the Public Hearing.

As there were no speakers, Mr. Polster closed the Public Hearing.

Mr. Krapf made a motion to recommend approval of SUP-23-0026. 206 The Maine Detached Accessory Apartment and associated conditions.

On a roll call vote, the Commission voted to recommend approval of the SUP with conditions. (7-0)

Mr. Haldeman noted accessory housing was a recommendation for the Workforce Housing Taskforce in a desire to make workforce housing more affordable at the lower end. He noted the condition requirement of a family member living in the accessory housing detracted from that policy. Mr. Haldeman stated that component was part of the Ordinance which he had supported, but he was hopeful of more progress toward addressing workforce housing affordability.

Mr. Polster cited an SUP for an accessory apartment which was approved and then later turned into an Airbnb.

Mr. Krapf asked if the requirement was a family member residing in either the main residence or accessory apartment. He questioned if that presented the opportunity for a non-family member to occupy the other dwelling.

Ms. Lynch confirmed yes that the owner only needed to live in one of the structures.

Mr. Haldeman expressed his thanks for the clarification.

5. SUP-23-0028. 9273 Richmond Road Contractor's Office and Warehouse

Ms. Suzanne Yeats, Planner, addressed the Commission with details of the application. She noted recent correspondence to the Commission regarding removal of Condition No. 12. Ms. Yeats stated the removal was based on Condition No. 7 ensuring sufficient screening. She cited additional details on this point. Ms. Yeats noted staff recommended the Planning Commission recommend approval of the SUP to the Board of Supervisors. Ms. Yeats noted proposed conditions were provided if approved. She stated the applicant was also available for any questions.

Mr. Haldeman referenced Condition No. 8's prohibition of heavy construction equipment storage but heavy trucks and cement mixers were permitted. He questioned the difference.

Ms. Yeats noted the difference was based on the purpose of the business' use. She stated after conferring with the applicant that most of the trucks would be used off-site.

Mr. Haldeman noted the trucks would not be stored there, but the condition granted permission for storage. He added he was curious about that point with regard to the similar size of the equipment and other factors.

Ms. Yeats noted she did not have a stronger response for the distinction.

Mr. Haldeman asked about Condition No. 4 and special stormwater criteria credits. He inquired how the criteria credit worked.

Ms. Yeats noted that was Condition No. 13 and addressed additional criteria beyond the standard stormwater criteria. She stated James City County had specific stormwater criteria to ensure adequate water quality and pollution prevention.

Mr. Haldeman asked about the credit. He referenced Condition No. 9 and inquired if an additional benefit came from addressing the points cited in the condition.

Ms. Yeats noted she would provide more details to Mr. Haldeman on the credits.

Mr. Haldeman noted he wanted the information for himself and thanked Ms. Yeats.

Mr. Polster opened the Public Hearing.

Mr. Shelton Daniels, 9334 Richmond Road, addressed the Commission and referenced his property on the PowerPoint map. He thanked Mr. Haldeman for his question on the outdoor heavy equipment as noted in Condition No. 8. Mr. Daniels addressed the contradiction regarding the heavy equipment in addition to noise concerns and other factors. He referenced Condition No. 15 which noted the SUP was not severable and asked if the SUP conveyed to the new and future owner. Mr. Daniels questioned how this space would look and be used in 20+ years as he would still be on his property. He expressed concerns regarding the property and future use, adding the proposed uses listed in the staff report were incompatible with the Comprehensive Plan land uses. Mr. Daniels expressed his concern for additional commercialization across the street from his farm.

As there were no additional speakers, Mr. Polster closed the Public Hearing.

Mr. Haldeman expressed concerns with Condition No. 8 and the undesirable views of cement mixers and tractor trailer storage. He noted he was in favor of business expansion in the County, but that condition was an issue.

Mr. O'Connor addressed Condition No. 7 and the buffering and planting requirements. He noted the landscaping plan, when submitted, would need compliance with the screening requirement regarding roadways and adjacent properties.

Mr. Polster agreed with Mr. Haldeman's concern regarding the ambiguity on the large truck aspect. He referenced previous cases where screening and equipment types had been addressed. Mr. Polster noted concerns about traffic and heavy equipment had been a concern regarding the solar farm on Route 60. He questioned the scope of that impact. Mr. Polster asked staff and the County Attorney's Office if there was any clarification on that point.

Ms. Istenes noted the applicant could possibly address the questions regarding the type and size of equipment that would be stored on-site. She stated she was not sure of the storage area location based on the site plan. Ms. Istenes noted further clarification from the applicant and Ms. Yeats would be helpful.

Mr. Shawn Lemon, owner of Crossroad Custom Builders, Inc., addressed the Commission stating there was no intention to have concrete mixers nor were any owned by his company. He added several 6-foot x 12-foot cargo trailers and one flatbed trailer for a small tractor were owned by the company. Mr. Lemon stated a small area was behind the building for equipment parking and it was not visible from the road. He noted he was unsure why those specific truck types were included as permissible in the conditions.

Mr. Haldeman asked if those vehicle types could be stricken from the conditions.

Mr. Lemon replied he had no problem with that change.

Mr. Polster asked for clarification on which condition and the wording.

Mr. Haldeman specified the equipment types for removal.

Ms. Yeats read the revised Condition No. 8 for clarification.

Mr. O'Connor addressed striking machinery and certain terms and the implications of removing certain criteria.

Discussion ensued on clarifying language.

Mr. Polster asked the County Attorney's Office if the SUP remained in perpetuity except if any of the conditions were violated, then could the SUP be rescinded.

Ms. Liz Parman, Deputy County Attorney, responded that was correct. She noted it was a land use permit and therefore ran with the land. Ms. Parman stated if any of the conditions were violated then the Board of Supervisors could revoke the permit.

Mr. Polster asked if violations occurred, then the enforcement piece would come before the Board of Supervisors and the Planning Commission would be aware.

Ms. Parman confirmed yes.

Mr. Haldeman made a motion recommending approval of SUP-23-0028. 9273 Richmond Road Contractor's Office and Warehouse with attached conditions and amendments to Condition No. 8.

Ms. Istenes asked if everyone was clear on the amendments.

Staff and the Planning Commission confirmed yes.

On a roll call vote, the Commission voted to recommend approval. (7-0)

6. Z-23-0006/SUP-23-0025. Brickyard Landing Park Rezoning and Special Use Permit

Mr. Loppacker addressed the Commission regarding the details of the application. He noted Mr. Alistair Perkinson, Parks Administrator for the County's Parks & Recreation Department, was the applicant. Mr. Loppacker stated no citizen complaints had been received and staff recommended approval to the Planning Commission for approval recommendation to the Board of Supervisors, subject to the proposed conditions. He noted Mr. Perkinson was available for any questions.

Mr. Polster noted he had several questions for Mr. Perkinson.

Mr. Perkinson noted he had a presentation available for the Commission. He highlighted the Master Plan process for the park. Mr. Perkinson noted the unique history of the Brickyard Landing Park which dated back to the 18th century. He highlighted park improvements made since the County acquired the park and future plans. Mr. Perkinson noted the volume of public input received regarding future plans for the park's development. He added some enhancements were included, but the general theme was maintained. Mr. Perkinson noted the Master Plan would be incorporated into the Capital Improvements Program based on available funding in addition to pursuing grants for funding assistance.

Mr. Rose questioned Mr. Perkinson's reference to community park and if this park was for public access or a specific community.

Mr. Perkinson confirmed it was for public access and available to everyone.

Mr. Rose asked if vehicles could drive down and drop off paddleboards or kayaks.

Mr. Perkinson noted if the paddlecraft launch was constructed, it would need to be accessible. He referenced the launch which had been added at the James City County Marina. Mr. Perkinson noted it would be a floating launch with accessibility.

Mr. Polster noted his questions were directed more toward the Master Plan details. He stated the level of detail from the James River Archaeology Report from the area. Mr. Polster referenced two specific areas designated for the Phase II component. He asked if Phase II was moving forward or would those two areas remain undisturbed.

Mr. Perkinson responded if development was done in that area, Phase II would be done in a contained area to minimize disturbance.

Mr. Polster referenced other County parks and their respective histories. He hoped a similar historical importance of the park could be displayed at Brickyard Landing Park.

Mr. Polster opened the Public Hearing.

Ms. Harriett Meader, Goochland County, Virginia, addressed the Commission noting her family had resided in James City County since the 1600s. She stated her family owned the land north and east of Brickyard Landing Park. Ms. Meader noted her family had no objections to the park development, but she added the only revenue for the family's 364-acre property was duck and land hunting. Ms. Meader addressed concerns for buffering and environmental impacts. She emphasized the importance of an environmental site manager for the project to ensure protection of the land and the species there. Ms. Meader clarified the family property for the Commission.

As there were no additional speakers, Mr. Polster closed the Public Hearing.

Mr. Polster asked Mr. Loppacker and Mr. Perkinson to confer with the County Attorney regarding engagement rules on the adjoining property and the hunting component.

Mr. Haldeman noted this park project was terrific, adding the southeastern part of the County needed such a project. He stated that point was noted in the Parks & Recreation Master Plan.

Mr. Krapf made a motion recommending approval of Z-23-0006 and SUP-23-0025. Brickyard Landing Park Rezoning and Special Use Permit and the associated conditions with that application.

Mr. Polster clarified a second motion for consistency with the Comprehensive Plan would be required. He noted the first motion would be for consistency.

Mr. Krapf made a motion for consistency with the Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval. (7-0)

Mr. Krapf made a motion recommending approval of the rezoning and SUP along with the associated conditions for Brickyard Landing Park.

On a roll call vote, the Commission voted to recommend approval. (7-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for Planning Commission consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - December

Ms. Istenes stated that she did not have any additional information. She introduced Ms. Amanda Frazier, the new Community Development Assistant.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf noted he had two items. He extended his congratulations to Mr. Wysong on his promotion to Principal Planner. Mr. Krapf noted his second item was that he was leaving the Planning Commission after January 31, 2024.

Mr. Polster noted that Mr. Krapf, Mr. Rose, and Ms. Null would be recognized at the Planning Commission's January meeting. He referenced the use of the natural habitat information as part of the decision process in the staff report. Mr. Polster noted that information was very important in discussion on the AFD application. He stated the DEQ would be addressing prime agricultural soils in the upcoming year and its potential impact in the County. Mr. Polster addressed specific points to that upcoming DEQ action.

Mr. Josh Crump, Principal Planner, addressed Mr. Polster's point. He noted staff was still working through the use of that information and its application.

J. ADJOURNMENT

Mr. Krapf made a motion to adjourn.

The meeting was adjourned at approximately 7:32 p.m.

Susan Istenes, Secretary

Frank Polster, Chair

MEMORANDUM

DATE: January 3, 2024

TO: The Planning Commission

FROM: Suzanne Yeats, Planner

SUBJECT: Development Review Committee Action Item: C-23-0038. 8425 Croaker Road - Shared Driveway Exception Request

Mr. Chase Grogg, LandTech Resources, Inc., has submitted a request for an exception to Section 19-73 of the James City County Subdivision Ordinance, which requires that all minor subdivisions of three or more lots limit direct access from the existing road to one shared driveway.

Reason for Development Review Committee (DRC) Review: The applicants are proposing to modify the shared driveway access for this subdivision approved by the Subdivision Agent on March 19, 2020. The proposed shared driveway exception request for the parcel addressed 8425 Croaker Road would be to allow direct access to Croaker Road through an existing approved frontage. If approved by the Planning Commission, an access plan and entrance permit would need to be submitted to staff and the Virginia Department of Transportation (VDOT) for review and approval.

On December 13, 2023, the DRC voted to recommend approval of the request with the condition that the exception request have VDOT approve a land use permit for the proposed ingress/egress from Croaker Road. The motion was approved by a vote of 4-0.

SY/md
C23-38_8425CrkrRdSD-mem

Attachments:

1. December 13, 2023, DRC Staff Report
2. Applicant Exception Request
3. Location Map
4. Proposed Ingress/Egress
5. Section 19-73 Shared Driveway Standards
6. Recorded Plat March 19, 2020

**CONCEPTUAL PLAN-23-0038. 8425 Croaker Road Shared Driveway Exception Request
Staff Report for the December 13, 2023, Development Review Committee Meeting**

SUMMARY FACTS

Applicants: Michelle S. Bertolini
Lynn R. Jordan
David G. Johnson
Cindy B. Johnson
Linda P. Prince
Joseph L. Hutchens

Landowners: Michelle S. Bertolini
Lynn R. Jordan
David G. Johnson
Cindy B. Johnson
Linda P. Prince
Joseph L. Hutchens

Proposal: A shared driveway exception request to allow for Lot 7 (Attachment No. 3) to gain ingress/egress from Croaker Road.

Location: 8425 Croaker Road

Tax Map/Parcel No.: 1430800007

Project Acreage: ± 9.15 acres

Current Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area (PSA): Outside

Staff Contact: Suzanne Yeats, Planner

REASON FOR DEVELOPMENT REVIEW COMMITTEE REVIEW

Section 19-73 (Attachment No. 4) of the Subdivision Ordinance requires that all minor subdivisions of three or more lots limit direct access from the existing road to one shared driveway. The applicants are proposing to modify the shared driveway access for this subdivision that was approved by the Subdivision Agent on March 19, 2020 (Attachment No. 5).

In this proposal, parcel addressed 8425 Croaker Road would be permitted direct access to Croaker Road through an existing approved frontage. If approved by the Planning Commission, an access plan and entrance permit would need to be submitted to staff and the Virginia Department of Transportation (VDOT) for review and approval.

FACTORS FAVORABLE

1. The Fire Department and the Virginia Department of Health (VDH) have stated no objection to this exception request.

FACTORS UNFAVORABLE

1. VDOT has recommended against this approach.
2. Staff finds the subdivision fails to meet the following three required exception criteria, pursuant to Section 19-18 (Attachment No. 6):
 - Strict adherence to the Ordinance requirement will cause substantial injustice or hardship.
 - The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter.

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.

**CONCEPTUAL PLAN-23-0038. 8425 Croaker Road Shared Driveway Exception Request
Staff Report for the December 13, 2023, Development Review Committee Meeting**

- The hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception.

STAFF RECOMMENDATION

Staff finds that the request does not meet the required exception criteria in the Ordinance and for this reason, recommends the Development Review Committee (DRC) recommend denial of the exception request to the Planning Commission.

PROJECT DESCRIPTION

In this proposal, the parcel addressed 8425 Croaker Road would be permitted direct ingress/egress access to Croaker Road utilizing the existing lot frontage. Currently, there is an approved minor subdivision sharing one, 50-foot private ingress/egress and utility easement, and two shared driveway access easements which are not public roads (Attachment No. 5). The applicants propose to maintain the flag lot configuration and vacate only the portion immediately abutting the shared driveway access easement.

PROJECT HISTORY

This minor subdivision was approved in March of 2020, pursuant to all applicable requirements of the County Subdivision Ordinance.

SURROUNDING ZONING AND DEVELOPMENT

- Surrounding properties to the north, south, east, and west are zoned A-1, General Agricultural, and designated Rural Lands on the Comprehensive Plan.

STAFF ANALYSIS

Section 19-73 of the Subdivision Ordinance states that a shared driveway shall be required for any subdivision with three or more undeveloped lots. This requirement, along with a number of other updates was added to the Subdivision Ordinance in 1999, after having been developed by a citizen and stakeholder committee charged with revisions to the Zoning and Subdivision Ordinances at that time. This update was preceded by inclusion of Rural Land Use Standards in the Development Standards section of the 1997 Comprehensive Plan which encouraged preservation of the natural, wooded, and rural character of the County by various measures, including “minimizing the number of street and driveway intersections along the main road by providing common driveways and interconnection of developments.” This language has remained in subsequent versions of the Comprehensive Plan’s Rural Lands Development Standards, including the current 2045 Comprehensive Plan. Over the years, many minor subdivisions have been approved with shared driveways, both inside the PSA and outside the PSA for minor subdivisions with larger lots taking access from rural roads.

The analysis below provides information on each of the criteria listed in the Subdivision Ordinance Exception section:

The Commission shall not approve any exception unless it first receives a recommendation from the DRC and unless it finds that:

- a. Strict adherence to the Ordinance requirement will cause substantial injustice or hardship; and

Based on the information provided within the application materials, staff does not find that a hardship or substantial injustice is caused by the Ordinance requirement.

**CONCEPTUAL PLAN-23-0038. 8425 Croaker Road Shared Driveway Exception Request
Staff Report for the December 13, 2023, Development Review Committee Meeting**

- b. The granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others; and

The County's higher access standard is in part to address public safety, health, and welfare through the goals of access management and safer progression of traffic by limited entry points, even in rural areas with a lesser volume of traffic. The higher standard also helps in retaining the rural character of these areas and roadways.

- c. The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter; and

Staff does not find that the facts upon which the request is based are unique to the property.

- d. No objection to the exception has been received in writing from VDOT, the VDH, or the Fire Department; and

Staff has consulted with applicable reviewing agencies, specifically with VDOT, VDH, and the Fire Department. VDOT has objected to this request.

- e. The hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception.

Staff finds that the applicants have not provided sufficient evidence that the dimensions/building area of the proposed lots or the topography of the lots to be unusual compared with other parcels, or of a nature that would preclude the placement of a shared driveway.

STAFF RECOMMENDATION

Staff finds that the request does not meet the required exception criteria in the Ordinance and recommends the DRC recommend denial of the exception request to the Planning Commission.

SY/ap
CP23-38_8425CroakerRd

Attachments:

1. Applicant Exception Request
2. Location Map
3. Proposed Ingress/Egress
4. Section 19-73 Shared Driveway Standards
5. Recorded Plat March 19, 2020

LRI

LANDTECH RESOURCES, INC.

July 13, 2023

RE: Conceptual Driveway Plan
8425 Croaker Road
Lot 7 Rouland Estate Property

Dear James City Count Planning Commission,

We have submitted a conceptual plan to allow for a driveway directly accessing Croaker Road for the above-mentioned parcel.

While a shared access drive was allotted for the existing lot in the plat (Instrument Number 200005674), re-examining the parcel has brought light to the dramatic impact that this shared driveway would have.

Given the platted layout it would require a minimum of 7,000 square feet in impervious just to gain access to the main portion of the lot. This impervious would require 16,760 square feet of disturbed in clearing trees and prepping the land for the driveway to be placed. A significant amount considering an access point directly from Croaker Road would only accumulate to 3,700 S.F. of disturbance and 1,100 S.F. of impervious. Please remember that impervious area also adds to the amount of water flow being directed to the existing ditch line.

In addition, the right of way has no limitations for access. No less than 6 driveways are along the opposite side of Croaker Road facing solely our parcel. With there already being a considerable amount of "turn traffic" we don't suspect an additional residential drive to cause any major effect in traffic flow. Coordination with VDOT has confirmed that there are no conflicts with the proposed driveway.

We hope that James City County Planning Commission will consider the above information and determine that the special characteristics of this proposal are sufficient to allow the individual driveway waiver as requested. Thank you for your consideration.

Authent:
Michelle Bertolini 10/19/23

Michelle Susan Bertolini Date

Authent:
Lynn Renee Jordan 10/19/23

Lynn Renee Jordan Date

Cindy B Johnson 10-19-23
Cindy B Johnson Date

David D Johnson 10/19/23
David D Johnson Date

ENGINEERING & SURVEYING CONSULTANTS

205 E Bulifants Blvd., VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

JCC-C-23-0038

8425 Croaker Road

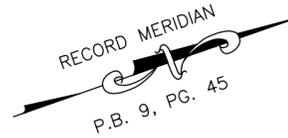
Shared Driveway Exception Request



NEW LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°15'01" E	375.21'
L2	N 14°53'30" E	63.01'
L3	N 64°03'30" E	246.52'
L4	N 47°06'46" E	365.88'
L5	N 42°37'44" E	174.21'
L12	N 68°34'15" W	29.97'
L13	N 42°37'44" E	124.48'
L14	N 68°35'25" W	58.97'
L15	N 68°11'00" W	44.03'
L16	N 68°35'25" W	58.97'

LINE	BEARING	DISTANCE
L19	S 11°10'39" W	63.97'
L20	N 36°04'58" E	175.87'
L21	N 42°25'02" W	117.00'
L22	S 47°34'58" W	21.39'
L23	S 76°20'40" E	270.26'
L24	S 65°12'29" E	49.19'
L25	N 80°24'54" E	8.58'
L26	N 65°12'29" W	49.39'
L27	S 80°24'54" W	44.40'
L28	N 15°32'56" E	49.73'

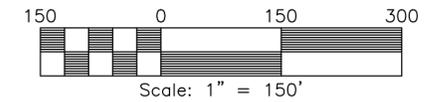


DRIVEWAY EXHIBIT FOR
LOT 7
PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY
 JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
 DATE: 10/4/2023 SCALE: 1"=60' JOB # 14-499



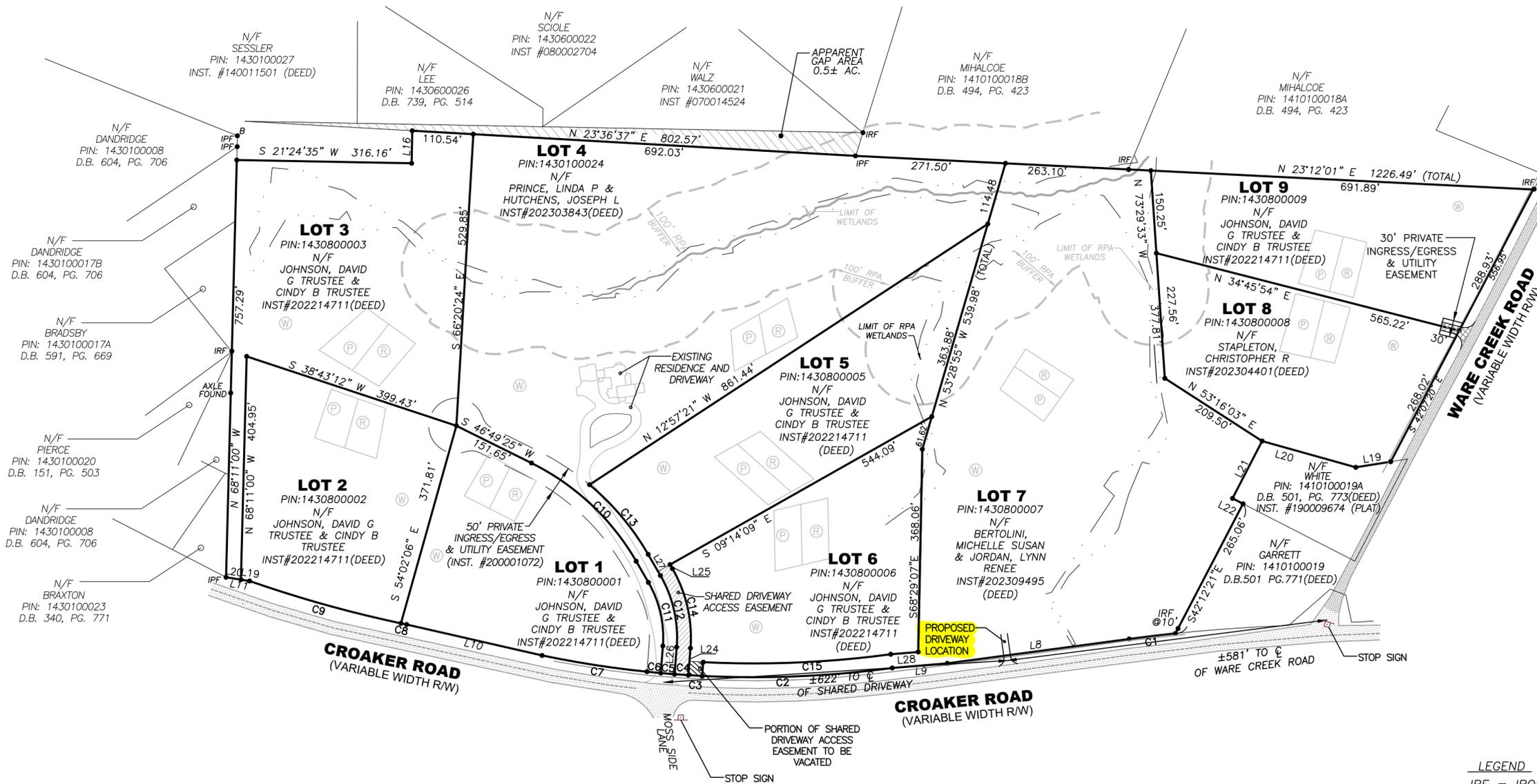
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
 Phone: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com

SHEET 1 OF 2



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	84.17'	2894.79'	1°39'57"	N 13°30'43" E	84.16'
C2	344.43'	1874.86'	10°31'33"	N 17°56'31" E	343.95'
C3	24.99'	1874.86'	0°45'49"	S 23°35'12" W	24.99'
C4	25'	1874.86'	0°45'51"	S 24°21'02" W	25'
C5	25'	1874.86'	0°45'51"	S 25°06'53" W	25'
C6	25.01'	1874.86'	0°45'51"	S 25°52'44" W	25.01'
C7	192.02'	1874.86'	5°52'05"	N 29°11'42" E	191.93'
C8	10.55'	2251.83'	0°16'06"	N 32°15'47" E	10.55'
C9	284.38'	2251.83'	7°14'09"	N 36°00'55" E	284.19'
C10	263.83'	450'	33°35'29"	S 63°37'09" W	260.06'
C11	120'	200'	34°22'37"	N 82°23'48" W	118.21'
C12	135'	225'	34°22'37"	S 82°23'48" E	132.98'
C13	165.86'	475'	20°00'24"	N 70°24'42" E	165.02'
C14	150'	250'	34°22'37"	N 82°23'48" W	147.76'
C15	339.76'	1849.86'	10°31'24"	S 17°55'17" W	339.28'

PROPOSED



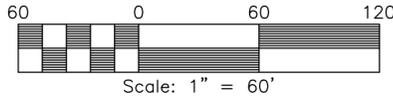
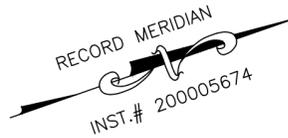
LEGEND
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 BSL = BUILDING SETBACK LINE

PROPERTY INFORMATION

PARCEL NO. 7, M.A. ROULAND ESTATE PROPERTY
OWNER: BERTOLINI, MICHELLE SUSAN & JORDAN, LYNN RENEE

INST. #202309495 (DEED)
INST. #200005674 (PLAT)

ADDRESS:
8425 CROAKER ROAD
JAMES CITY COUNTY, VIRGINIA
ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

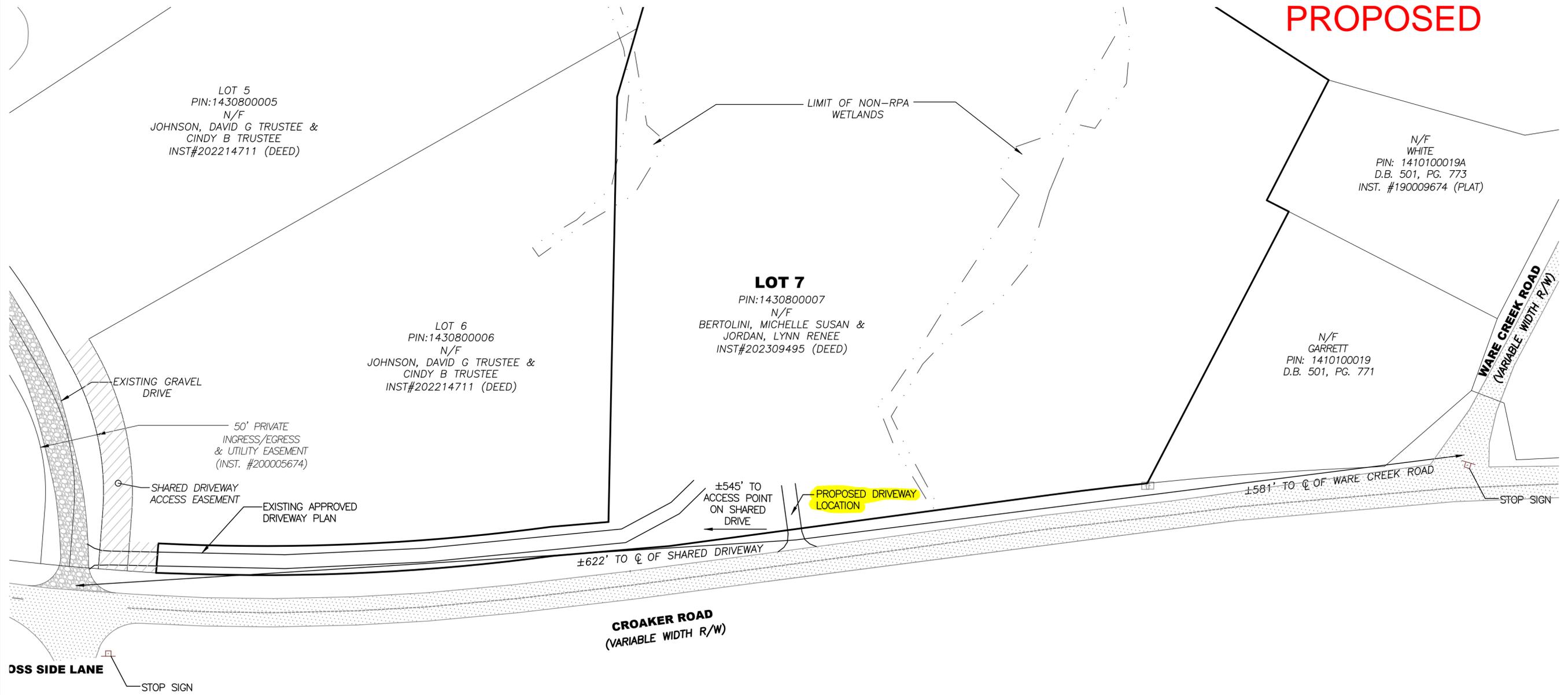


DRIVEWAY EXHIBIT FOR
LOT 7
PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 10/4/2023 SCALE: 1"=60' JOB # 14-499

LandTech Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 2

PROPOSED



Sec. 19-73. - Shared driveway requirements for minor subdivisions.

- (a) For all minor subdivisions of three or more lots, direct access from all lots to the existing road shall be limited to one shared driveway. This requirement shall not apply to developed lots within a proposed minor subdivision. However, as long as there are three or more other lots that are undeveloped, this requirement shall apply to those lots. Upon the request of the subdivider, and after finding that such waiver would not adversely affect public health, safety or welfare, the agent may waive this requirement for subdivisions inside the primary service area which are along local roads, as defined.
- (b) Such driveway shall have a paved surface at least ten feet wide consisting of two inches of pavement over four to six inches of stone aggregate. In addition, the shared driveway must meet all applicable transportation department requirements for the portion of the driveway that ties into the public road. A detail depicting the driveway specifications shall be included on the subdivision plat. An erosion and sediment control plan and land disturbance permit may be required for the shared driveway, as determined by the engineering and resource protection director.
- (c) Such driveway shall be located within a shared access easement that is depicted on the subdivision plat.
- (d) No such subdivision shall be recorded until appropriate shared care and maintenance documents in a form approved by the county attorney have been executed. Such documents shall be recorded concurrently with the subdivision plat and shall set forth the following:
- (1) The provisions made for permanent care and maintenance of the shared driveway and any associated easement, including surety when required by the county; and
 - (2) The method of assessing the individual property for its share of the cost of adequately administering, maintaining and replacing such shared driveway.

(Ord. No. 30A-27, 12-15-99; Ord. No. 30A-41, 12-11-12; Ord. No. 30A-42, 8-13-13)

200005674

3 Large/Small Plat(s) Recorded
herewith as # 200005674

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 24 2020
at 11:15 AM/PM, PB PG
Document # 200005674
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



A SUBDIVISION OF
**PARCEL NO. 1, M.A. ROULAND ESTATE PROPERTY
LOTS 5 THROUGH 9**
JAMES CITY COUNTY STONEHOUSE DISTRICT VIRGINIA
DATE: 03/19/2020 JOB # 14-499

AREA TABULATION

PARCEL	OLD AREA	NEW AREA
LOT 5	955,803 S.F. / 21.942 AC.	161,886 S.F. / 3.716 AC.
LOT 6		132,795 S.F. / 3.049 AC.
LOT 7		398,700 S.F. / 9.153 AC.
LOT 8		131,273 S.F. / 3.014 AC.
LOT 9		131,149 S.F. / 3.011 AC.

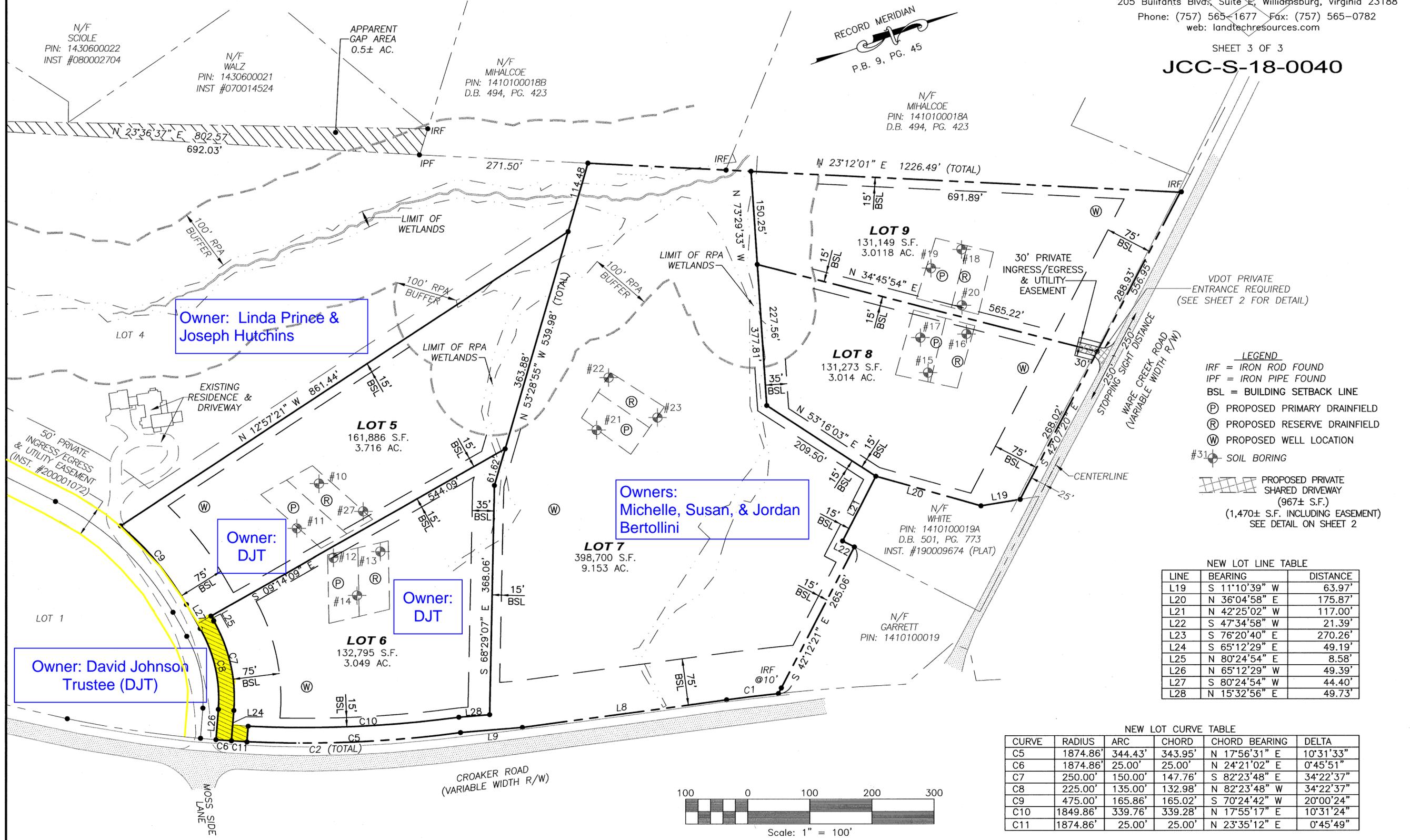
TOTAL AREA = 955,803 S.F. / 21.942 AC.

LOT DETAIL
(SEE SHEET 2 FOR OVERALL BOUNDARY)

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Engineering & Surveying Consultants

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Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 3 OF 3
JCC-S-18-0040



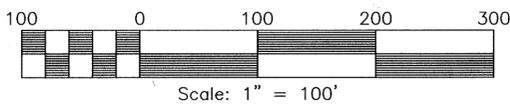
- LEGEND**
- IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - BSL = BUILDING SETBACK LINE
 - (P) PROPOSED PRIMARY DRAINFIELD
 - (R) PROPOSED RESERVE DRAINFIELD
 - (W) PROPOSED WELL LOCATION
 - #31 SOIL BORING
 - (Hatched) PROPOSED PRIVATE SHARED DRIVEWAY (967± S.F.) (1,470± S.F. INCLUDING EASEMENT) SEE DETAIL ON SHEET 2

NEW LOT LINE TABLE

LINE	BEARING	DISTANCE
L19	S 11°10'39" W	63.97'
L20	N 36°04'58" E	175.87'
L21	N 42°25'02" W	117.00'
L22	S 47°34'58" W	21.39'
L23	S 76°20'40" E	270.26'
L24	S 65°12'29" E	49.19'
L25	N 80°24'54" E	8.58'
L26	N 65°12'29" W	49.39'
L27	S 80°24'54" W	44.40'
L28	N 15°32'56" E	49.73'

NEW LOT CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C5	1874.86'	344.43'	343.95'	N 17°56'31" E	10°31'33"
C6	1874.86'	25.00'	25.00'	N 24°21'02" E	0°45'51"
C7	250.00'	150.00'	147.76'	S 82°23'48" E	34°22'37"
C8	225.00'	135.00'	132.98'	N 82°23'48" W	34°22'37"
C9	475.00'	165.86'	165.02'	S 70°24'42" W	20°00'24"
C10	1849.86'	339.76'	339.28'	N 17°55'17" E	10°31'24"
C11	1874.86'	25.00'	25.00'	N 23°35'12" E	0°45'49"



PLANNING DIRECTOR'S REPORT
January 2024

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:**
 - SUP-22-0027. 3426 North Riverside Drive Family Subdivision (Withdrawn)

New Cases for January 2024

Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Conceptual Plan	C-23-0068	Create lot 17 connecting to Indigo Terrace.	3926 VASS LN Williamsburg, VA 23188	Jamestown	Create lot 17 connecting to Indigo Terrace.	TBD
	C-23-0069	2010 Old Route 60 Group Home (9 or more adults)	2010 OLD ROUTE 60 Toano, VA 23168	Powhatan	2010 Old Route 60 Group Home (9 or more adults)	Suzanne Yeats
	C-23-0070	4622 Rochambeau Dr Group Home (9 or more adults)	4622 ROCHAMBEAU DR Williamsburg, VA 23188	Stonehouse	4622 Rochambeau Dr Group Home (9 or more adults)	Ben Loppacker
	C-23-0071	Patriots Colony New Assisted Living Facility	6500 PATRIOTS COLONY DR Williamsburg, VA 23188	Berkeley	Patriots Colony New Assisted Living Facility	Tess Lynch
	C-23-0072	2349 John Tyler Hwy Two Lot Subdivision Conceptual	2349 JOHN TYLER HWY Williamsburg, VA 23185	Berkeley	2349 John Tyler Hwy Two Lot Subdivision Conceptual	Ben Loppacker
	C-23-0073	Dominion Energy Strategic Underground Project - Chickahominy Riverfront Park	1350 JOHN TYLER HWY Williamsburg, VA 23188	Berkeley	Dominion Energy Strategic Underground Project - Chickahominy Riverfront Park	TBD
Subdivision Plat	S-23-0051	Norge Elementary School & JCSA Boundary Line Extinguishment	7311 RICHMOND RD Williamsburg, VA 23188	Stonehouse	Norge Elementary School & JCSA BLE	Suzanne Yeats
Site Plan	SP-23-0099	David A. Nice Builders Office Building and Parking Lot Expansion Site Plan	4575 WARE CREEK RD Williamsburg, VA 23188	Stonehouse	David A. Nice Builders Office Building and Parking Lot Expansion Site Plan	Terry Costello
	SP-23-0100	Lovett 64 Commerce Center Water and Sewer extensions Site Plan	275 OLD STAGE RD Toano, VA 23168	Powhatan	Lovett 64 Commerce Center Water and Sewer extensions Site Plan	Tess Lynch
	SP-23-0101	8189 Richmond Road Warehouse Site Plan Amendment	8189 RICHMOND RD Toano, VA 23168	Powhatan	8189 Richmond Road Warehouse SP Amend	Terry Costello
	SP-23-0102	Busch Gardens 2025 Attraction	7851 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	Busch Gardens 2025 Attraction	John Risinger
	SP-23-0103	Williamsburg Landing - Woodhaven Expansion SP Amend. #3	5560 WILLIAMSBURG LANDING DR Williamsburg, VA 23185	Roberts	Williamsburg Landing - Woodhaven Expansion SP Amend. #3	Tess Lynch
	SP-23-0104	4171 Ironbound Road- BayPort Credit Union Generator Site Plan Amendment	4171 IRONBOUND RD Williamsburg, VA 23188	Jamestown	4171 Ironbound Road- BayPort Credit Union Generator SP Amend	Terry Costello
	SP-23-0105	7516 Richmond Road- Dollar Tree Site Plan	7516 RICHMOND RD Williamsburg, VA 23188	Stonehouse	7516 Richmond Road- Dollar Tree Site Plan	Ben Loppacker
	SP-23-0106	Minor Site Plan at Nicewood, additional storage and parking.	9001 WESTMONT DR Toano, VA 23168	Stonehouse	Minor Site Plan at Nicewood, additional storage and parking.	Terry Costello

Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Site Plan	SP-23-0107	Hertzler Clearing & Grading	9537 BARNES RD Toano, VA 23168	Powhatan	Site plan required as part of SUP-20-0010.	John Risinger
	SP-23-0108	Busch Gardens Loch Ness Monster Track Updates Site Plan Amendment	1 BUSCH GARDENS BLVD Williamsburg, VA 23185	Roberts	Loch Ness Monster Track Updates	Paxton Condon
	SP-23-0109	Wireless Communication Facility Site Plan Amendment	1850 TREASURE ISLAND RD Williamsburg, VA 23185	Roberts	Replacing existing equipment, no tower extension or ground disturbance.	TBD
Special Use Permit	SUP-23-0031	Monticello Avenue Shops Rezoning	4744 OLD NEWS RD Williamsburg, VA 23188	Jamestown	Monticello Avenue Shops Rezoning	Ben Loppacker
Rezoning	Z-23-0008	Cardinal Ridge Rezoning	1 ASHBURY LN Williamsburg, VA 23188	Jamestown	Cardinal Ridge (Eastern State property) Rezoning (Public Lands to Mixed Use)	Terry Costello
	Z-23-0009	Governor's Land- Pickleball Proffer Amendment	2710 TWO RIVERS RD Williamsburg, VA 23185	Berkeley	Governor's Land- Pickleball Proffer Amendment	TBD