

AGENDA
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
April 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 the March 6, 2024, Regular Meeting
2. Minutes of the March 18, 2024, Organizational Meeting
3. SP-24-0012. Warhill Sports Complex - Fitness Court Amendment and Master Plan Consistency

F. PUBLIC HEARING(S)

1. SUP-24-0001. 7146 Little Creek Road Rental of Rooms
2. MP-24-0001/Z-24-0004. Ford's Colony Master Plan and Proffer Amendment
3. SUP-23-0030. St. Olaf Catholic Church Campus Expansion

G. PLANNING COMMISSION CONSIDERATIONS

1. Diascund Watershed Management Plan Update

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report April 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
March 6, 2024
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
Tim O'Connor
Jack Haldeman
Stephen Rodgers
Jay Everson
Scott Maye
Kira Allmann

Staff Present:

Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Josh Crump, Principal Planner
Jose Ribeiro, Senior Planner II/Landscape 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. Haldeman stated that the Policy Committee February 8, 2024, meeting, came to order at 3 p.m. with a quorum present.

Mr. Haldeman stated that the Committee reviewed the Fiscal Year (FY) 2025-2029 Capital Improvements Program Staff asked that the Committee members submit questions to Ms. Costello Senior Planner and/or Ms. Paxton Condon, Deputy Zoning Administrator/Senior Planner, answers would follow at the February 22, 2024, meeting. Mr. Haldeman further stated that Ms. Cheryl Holland, Budget Manager, described this year's evaluation process and how it will be different from that of prior years. The five projects, a new warehouse, a spare study for the Courthouse, two projects for the Chickahominy Riverfront Park, and a Police firing range classroom will be evaluated separately from unfunded projects left over from prior years. Mr. Haldeman stated that, pursuant to the Board of Supervisors' resolution concerning large-scale

solar farm applications, adopted April 11, 2023, the Committee reviewed a draft Utility-Scale and Community Solar Facilities Policy and a draft Solar Facility Ordinance amendment. Mr. Haldeman stated that the discussion omitted accessory solar facilities, which will not be covered by the policy or Zoning Ordinance.

Mr. Haldeman stated that the solar facilities policy will inform the Board of Supervisors' consideration of SUPs for such facilities, "generally defined as those facilities which are non-accessory facilities and consist of ground-mounted photovoltaic panels generating electricity for commercial distribution." The policy addresses the impacts of these facilities and several mitigation procedures. Mr. Haldeman stated that the Ordinance amendments cover applicability and permitting, the application process, SUP factors to be considered, minimum development standards, district use lists, construction constraints, transmission lines, and decommissioning. Mr. Haldeman stated that the Committee members submitted several questions to be taken up at the next meeting.

Mr. Haldeman stated that the second meeting was held on February 22, 2024, with a quorum present. Mr. Haldeman further stated that the Committee again reviewed the FY 2025-2029 CIP and received answers to questions submitted in writing. Several follow-up questions were submitted. Mr. Haldeman further stated that the next meeting was scheduled for February 29, 2024. Mr. Haldeman stated that pending satisfactory answers to follow-up questions, Committee members will submit their rankings of the five projects irrespective of outstanding unfunded projects from prior years. Mr. Haldeman stated that the February 29, 2024, and March 14, 2024, meetings were cancelled.

E. CONSENT AGENDA

1. Minutes of the February 7, 2024, Regular Meeting
2. Initiation of Consideration of Amendments to the Zoning Ordinance Regarding Solar Energy Generating Facilities

Mr. Polster requested to discuss the Initiation of Consideration of Amendments to the Zoning Ordinance Regarding Solar Energy Generating Facilities.

On a voice vote, the Commission voted to approve the Minutes of the February 7, 2024, Regular Meeting. (7-0)

Mr. Polster stated that, upon discussion with Ms. Istenes, Director of Planning, the Board of Supervisors or the Planning Commission could initiate the Ordinance. Mr. Polster requested clarification on the process from Ms. Liz Parman, Deputy County Attorney.

Ms. Parman stated that the process would be delayed. Mr. Polster stated that delaying the process would allow the Commissioners more time to review the materials and interact with staff.

Discussion ensued.

Mr. Everson made a motion to deny the Initiation of Consideration of Amendments to the Zoning Ordinance Regarding Solar Energy Generating Facilities.

On a roll call vote, the Commission voted to deny the Initiation of Consideration of Amendments to the Zoning Ordinance Regarding Solar Energy Generating Facilities. (6-1)

F. PUBLIC HEARING(S)

1. ORD-24-0002. Amendments and Policy to Address Solar Energy Generating Facilities
Mr. Polster stated that the Public Hearing would be delayed.

G. PLANNING COMMISSION CONSIDERATIONS

1. ORD-24-0002. Amendments and Policy to Address Solar Energy Generating Facilities
Mr. Polster stated that the Public Hearing would be delayed.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - March 2024

Ms. Istenes stated that she had nothing in addition to the report provided in the Agenda Packet.

2. Draft Calendar for 2024/2025

Ms. Istenes stated that the draft calendar for 2024/2025 was included in the Agenda Packet. Ms. Istenes stated that the calendar would be approved at the March 18, 2024, Business Meeting.

Mr. Josh Crump, Principal Planner, presented the changes and highlights of the calendar to the Commission. Mr. Crump stated that the meeting start times had been changed to 5 p.m. per the directive of the Board of Supervisors asking all Boards and Commissions to move their meeting start times to 5 p.m. or earlier. Mr. Crump stated that the Joint Work Session Meeting would be listed as tentative at this time. Some Regular Meeting dates were changed due to federal holiday conflicts, which were reflected in the draft calendar.

Mr. O'Connor expressed his concern about changing the start time to 5 p.m., stating that meeting earlier would make it more difficult for Commissioners and citizens to attend and participate in the meetings.

Discussion ensued.

Mr. Haldeman made a motion to recommend to the Board of Supervisors that the start time for Regular Planning Commission meetings remain at 6 p.m.

On a roll call vote, the Commission voted to make a recommendation to the Board of Supervisors that the start time for Regular Planning Commission meetings remain at 6 p.m. (7-0)

Mr. Crump also presented the possibility of changing the start time of the DRC meetings to 3 p.m.

The Commission determined that it did not support changing the start time of the DRC meetings.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Polster opened the floor for discussion.

Mr. Polster shared a set of discussion items on the draft Solar Ordinance and policy for the Commission to consider.

Discussion ensued on various points of concern.

Ms. Parman noted that the Commission did not adopt an Initiating Resolution and should not discuss Zoning text amendments.

J. ADJOURNMENT

Mr. Everson made a motion to adjourn.

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

Susan Istenes, Secretary

Frank Polster, Chair

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
ORGANIZATIONAL MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
March 18, 2024
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
Tim O'Connor
Jack Haldeman
Stephen Rodgers
Jay Everson
Scott Maye
Kira Allmann

Staff Present:

Paul Holt, Director of Community Development
Terry Costello, Senior Planner
Amanda Frazier, Community Development Assistant

C. ANNUAL ORGANIZATIONAL MEETING

1. Election of Officers

Mr. Polster called for nominations for Chair.

Mr. Everson nominated Mr. O'Connor.

There were no other nominations for Chair.

On a voice vote, the Commission elected Mr. O'Connor as Chair. (7-0)

Mr. Polster called for nominations for Vice Chair.

Mr. O'Connor nominated Mr. Haldeman.

There were no other nominations for Vice Chair.

On a voice vote, the Commission elected Mr. Haldeman as Vice Chair. (7-0)

2. Proposed Calendar for 2024-2025

Commissioners discussed the meeting times of the Planning Commission, Policy Committee, and the Development Review Committee (DRC).

Mr. Polster noted that Planning Commission meeting times would remain at 6 p.m. Policy Committee meeting times would remain at 3 p.m. and DRC meetings would remain at 4 p.m.

Mr. Polster made a motion to adopt the Calendar for 2024-2025.

On a voice vote, the Commission adopted the Calendar for 2024-2025. (7-0)

D. PUBLIC HEARING(S)

1. Fiscal Year 2025-2029 Capital Improvements Program

Ms. Terry Costello, Senior Planner, stated that the Policy Committee met in February of 2024 to discuss and evaluate this year's Capital Improvements Program (CIP) requests. Starting this year, the Policy Committee reviewed new applications or those with significant changes. There were five projects, all from James City County Departments, submitted for consideration.

Ms. Costello stated that Policy Committee members used a standardized set of ranking criteria to prioritize each application. Ms. Costello stated that the criteria was provided in the Agenda materials for reference. Ms. Costello further stated that the scores generated by individual Committee members were then averaged and standardized through a Z-score process to produce a prioritized list.

Ms. Costello stated that a list of the Policy Committee's final project rankings in order of priority has been provided in the Agenda materials for consideration. Ms. Costello stated that staff recommends that the Planning Commission recommend approval of these priorities to the Board of Supervisors for consideration during the budget process.

Mr. Haldeman raised questions about the usage of Z-scores.

Discussion ensued about the usage of Z-scores and Planning Commission scores in the ranking of the CIP list.

Mr. Polster opened the Public Hearing.

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

Mr. Polster referenced documents he provided to the Commission, raising concerns about CIP projects that had not been funded by the Board of Supervisors in previous years.

Mr. Polster stated his desire to provide a consolidated list to include the Fiscal Year (FY) 2024-2028 CIP list with the FY 2025-2029 CIP list to be recommended to the Board of Supervisors.

Discussion ensued.

Mr. Haldeman suggested making a motion to vote on the FY 2025-2029 CIP list as presented by staff. Mr. Haldeman further suggested that a recommendation should be provided to the Board of Supervisors stating the following:

The Commission believes the FY 2025-2029 CIP list is not as important as most of the unfunded projects from the FY 2024-2028 CIP list. Mr. Haldeman also stated that other alternatives should be explored for the Police classroom, such as a trailer or modular

building. Mr. Haldeman further stated that the proposed warehouse project is too expensive and alternatives should be explored, such as buying or renting an existing warehouse.

Mr. Polster made a motion to adopt the spreadsheet he provided to the Commission at the meeting included with the list of five FY 2025-2029 CIP projects and recommendations that was provided by staff. The new list of five would be ranked and added to the bottom of the combine list. This combined list and ranking would be forwarded to the Board of Supervisors.

On a roll call vote, the Commission voted to adopt and forward the combined FY 2024-2028 and FY 2025-2029 CIP lists to the Board of Supervisors. (6-1)

E. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Polster requested a status updated on the Solar Ordinance and Policy.

Mr. Holt stated that the Board of Supervisors had requested staff to revisit the Solar Policy. He added that staff will be seeking further direction from the Board after the April Meeting.

Mr. Rodgers stated that a third Commissioner is needed to establish a quorum for the upcoming DRC meeting.

Mr. Maye volunteered to attend the meeting to establish a quorum for the DRC meeting.

F. ADJOURNMENT

Mr. Everson made a motion to adjourn to the April 3, 2024, Regular Meeting.

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

Susan Istenes, Secretary

Frank Polster, Chair

**SITE PLAN-24-0012. Warhill Sports Complex - Fitness Court Amendment and Master Plan Consistency
Staff Report for the March 27, 2024, Development Review Committee**

SUMMARY FACTS

Applicant: Mr. Alister Perkinson, Parks Administrator,
Department of Parks & Recreation

Landowner: James City County

Proposal: A request to construct an outdoor fitness court on a 1,444-square-foot concrete slab in an area directly adjacent to existing basketball courts and a parking lot previously identified on the Master Plan for the development of athletic courts and parking. The request also includes a supporting sidewalk.

Additionally, the applicant proposes the future addition of several recreational amenities and asks the Development Review Committee (DRC) to find these additional amenities consistent with the adopted Master Plan. The proposed amenities are as follows: a skate park, a 50-meter outdoor pool, and the relocation of planned pickleball courts.

Location: 4900 Stadium Trail

Tax Map/Parcel No.: 3210100012

Project Acreage: +/- 0.033 acres (specifically for fitness court site plan currently under Planning review)

Property Acreage: +/- 442.23 acres

Zoning: PL, Public Lands

Comprehensive Plan: Community Character Conservation, Open Space, or Recreation

Primary Service Area: Inside

Staff Contact: Roberta Sulouff, Senior Planner

REASON FOR DEVELOPMENT REVIEW COMMITTEE REVIEW

Special Use Permit (SUP) Condition No. 1 of SUP-23-0007, adopted by the Board of Supervisors on May 9, 2023 (Attachment No. 1), states improvements to the site shall be located as shown on the 2021 Warhill Sports Complex Master Plan (“2021 Master Plan”, adopted by the Board of Supervisors in January 2022) (Attachment No. 2), with only changes thereto that the DRC determines to be generally consistent with the Master Plan.

FACTORS FAVORABLE

1. With the proposed improvements, the site continues to be compatible with surrounding zoning and development.
2. Staff finds the proposal consistent with the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
3. Staff finds the site plan proposal and future improvement proposals generally consistent with the 2021 Master Plan and in conformance with conditions of SUP-23-0007.

FACTORS UNFAVORABLE

1. Staff finds none.

SUMMARY STAFF RECOMMENDATION

Staff recommends the DRC find the proposal consistent with the adopted Master Plan for the Warhill Sports Complex per SUP-23-0007. Staff also recommends the DRC recommend approval to the Planning Commission.

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.

**SITE PLAN-24-0012. Warhill Sports Complex - Fitness Court Amendment and Master Plan Consistency
Staff Report for the March 27, 2024, Development Review Committee**

PLANNING AND ZONING HISTORY

- The Board of Supervisors approved Case Nos. SUP-0004-1998/Z-0001-1998 on April 28, 1998. This allowed development of the site as a recreational complex.
- The Board of Supervisors approved Case Nos. SUP-0017-2003/MP-0005-2003 for the amendment of the “Warhill Sports Complex 2004 Master Plan” on July 13, 2004. The amended Master Plan proposed a multipurpose field complex, an indoor sports facility, picnic areas, greenway access to Centerville Road, paved multiuse trails, a controlled secondary park access to Centerville Road, a BMX park, and unprogrammed open space.
- The DRC approved a request for a Master Plan consistency (C-0008-2016) on February 24, 2016. This allowed the construction of two indoor swimming pools at the Williamsburg Indoor Sports Complex.
- The DRC approved a request for Master Plan consistency (C-0014-2016) for a community garden under the power lines on May 25, 2016.
- The Board of Supervisors approved Case Nos. SUP-0014-2016/MP-0002-2016 for the amendment of the “2016 Warhill Sports Complex Master Plan” dated September 19, 2016. The amended 2016 Master Plan proposed an addition of a running center building, a Williamsburg Area Transit Authority bus transfer station, the relocation of a proposed indoor sports facility, and other minor revisions.
- At its January 25, 2022, meeting, the Board of Supervisors approved the September 2021 Master Plan update for the Warhill Sports Complex.

- At its May 9, 2023, meeting, the Board of Supervisors approved SUP-23-0007 which amended previous SUP language to ensure consistency with the adopted park 2021 Master Plan.

PROJECT DESCRIPTION

Site Plan Amendment: Mr. Alister Perkinson, Parks Administrator for the Parks & Recreation Department, has submitted a request to construct an outdoor fitness court on a 1,444-square-foot concrete slab in an area directly adjacent to existing basketball courts and a parking lot. The request also includes a supporting sidewalk. Per the applicant, the project is grant funded. The applicant does not propose any additional lighting or signage and the project will not include any fencing.

The project is located in area “H” designated for athletic courts and parking on the 2021 Master Plan (see Attachment No. 2). The Master Plan does not specify how many athletic courts will be in this area, but does specify that there shall be 75 lit parking spaces. Currently this area contains three basketball courts, and the parking lot includes approximately 372 spots, none of which would be impacted by the proposed addition.

Future Amenities Proposal: The applicant also proposes the future addition of several recreational amenities (see Attachment No. 4) and asks the DRC to find these additional amenities consistent with the adopted Master Plan when developed (see Attachment No. 5). The proposed amenities include the following:

- A) Skate Park - a 15,000- to 18,000-square-foot skate park is proposed to replace the existing skate park at the James City County Recreation Center and would be located in the area designated for athletic courts (area “H”) of the adopted Master Plan.

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.

SITE PLAN-24-0012. Warhill Sports Complex - Fitness Court Amendment and Master Plan Consistency Staff Report for the March 27, 2024, Development Review Committee

- B) 50-Meter Outdoor Pool - The feasibility of a future outdoor 50-meter swim facility is being considered by the Parks & Recreation Department to accommodate the needs of the local community for additional space for swim practices, meets, and other aquatic activities. The 50-meter pool facility would be located in (area “B”) on the adopted Master Plan, which is designated as the Softball/Baseball Complex. The facility is shown to be placed in an unused area and the applicant has indicated it would not displace any proposed recreational amenities shown in area “B” on adopted Master Plan.
- C) Pickleball Courts - Originally proposed in the athletic court section (area “H”) of the adopted Master Plan. The applicant wishes to relocate eight pickleball courts to an unused area adjacent to the existing baseball fields and would also include a small expansion of the existing parking lot.

SURROUNDING ZONING AND DEVELOPMENT

Located west of Route 199, south of Centerville Road (Route 614), and north of Longhill Road (Route 612), and adjacent to Warhill and Lafayette High Schools. Surrounding zoning designations include:

	Zoning Designation	Existing Land Use	Future Land Use Designation
North	R-1, Limited Residential R-8, Rural Residential PL, Public Lands	Residential Subdivisions Warhill High School	Low Density Residential Federal, State, or County Land
South	R-4, Residential Planned Community R-8, Rural Residential PL, Public Lands	Residential Subdivisions Lafayette High School	Low Density Residential Federal, State, or County Land
East	M-1, Limited Business/Industrial R-2, General Residential R-8, Rural Residential	Virginia Electric and Power Company Residential Subdivisions James City Service Authority	Low Density Residential Community Character Conservation, Open Space or Recreation
West	A-1, General Agricultural R-8, Rural Residential	Vacant Parcels	Low Density Residential

2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan Land Use Map designates the Warhill Sports Complex as Community Character Conservation, Open Space or Recreation (CCOR). The 2045 Comprehensive Plan states that properties designated CCOR contribute to the rural, historic, or scenic character of the County and include areas used for recreation, historical or cultural resources, or open space. Staff finds that the

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

SITE PLAN-24-0012. Warhill Sports Complex - Fitness Court Amendment and Master Plan Consistency Staff Report for the March 27, 2024, Development Review Committee

proposed improvements to Warhill Sports Complex are consistent with these designations.

Longhill Road and Centerville Road are listed as Wooded and Urban and Suburban Community Character Corridors in the 2045 Comprehensive Plan Land Use Map. The proposed improvements will not be visible from these rights-of-way.

Warhill Sports Complex is primarily surrounded by Low Density Residential. Areas to the northeast and to the south are designated as Federal, State, and County Land.

STAFF RECOMMENDATION

Staff recommends that the DRC find this application consistent with the 2021 Master Plan and recommends the DRC recommend approval to the Planning Commission.

RS/ap
SP24-12_WrhlISCo

Attachments:

1. Adopted Resolution SUP-23-0007
2. 2021 Master Plan
3. Proposed Site Plan (with Fitness Court Specification Sheets and Drawings)
4. Applicant Narrative
5. 2021 Master Plan versus Proposed Improvements Comparison

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.

RESOLUTION

CASE NO. SUP-23-0007. WARHILL SPORTS COMPLEX

SPECIAL USE PERMIT AND MASTER PLAN AMENDMENT

WHEREAS, the Board of Supervisors of James City County, Virginia, has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit process; and

WHEREAS, Mr. Alister Perkinson of James City County Parks & Recreation, has applied for a request to amend Case No. SUP-0014-2016 to ensure consistency with the currently adopted park Master Plan from 2021 showing the addition of four multiuse fields, restroom/concessions, stadium complex for softball and baseball, a connection to roads linking Longhill Road and Opportunity Way, lighted pickleball/tennis courts, additional parking to support amenities, existing private indoor pool facility, existing community garden, and existing General Services Grounds Maintenance facility located at 4900 Stadium Road, 5700 Warhill Trail, and 5720 Warhill Trail and further identified as James City County Real Estate Tax Map Parcel Nos. 3210100012, 3210100012A, and 3210100012L, respectively (collectively, the "Properties"); and

WHEREAS, the Planning Commission, following its public hearing on April 5, 2023, recommended approval of Case No. SUP-23-0007 by a vote of 5-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-23-0007; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the 2045 Comprehensive Plan Land Use Map designation for the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of Case No. SUP-23-0007 as described herein with the following conditions:

1. Master Plan and Use. This Special Use Permit (the "SUP") shall be valid for the Warhill Sports Complex Community Recreation facility (the "Project"). The Project is located at 4900 Stadium Road, 5700 and 5720 Warhill Road and further identified as James City County Real Estate Tax Map Parcel Nos. 3210100012, 3210100012A, and 3210100012L, respectively (collectively, the "Properties"). Development of the Properties shall be completed in accordance with the "Warhill Sports Complex Master Plan September 2021," dated September 2021, (the "Master Plan"), with any deviations considered per Section 24-23 (a)(2) of the Zoning Ordinance.
2. Buffer. A minimum 150-foot buffer shall be maintained along the perimeter of the boundary lines of James City County Real Estate Tax Map Parcel No. 3210100012. This buffer shall remain undisturbed with the exception of breaks for roadways and pedestrian connections, utilities, walking and hiking trails, community uses, and other uses shown on the Master Plan or as specifically approved by the Director of Planning.

3. Road Improvements. The southbound right-turn lane on Warhill Trail shall be lengthened to 125 feet prior to June 30, 2027. The Director of Planning shall have the authority to delay required in the completion of the road improvement beyond June 30, 2027, if construction of the athletic fields labeled B, D2, and F on the revised Master Plan have not been completed prior to June 30, 2027.
4. Traffic Management Plan. Beginning on January 31, 2024, and every January 31 of each year thereafter, a Traffic Management Plan (“TMP”) addressing the circulation and queuing of vehicles within the Project area shall be submitted to the Virginia Department of Transportation (“VDOT”) and to the Director of Planning or his designee for their review and approval. The TMP shall address parking lot usage, signage, pavement markings and other vehicle control and directional devices, and manual traffic controls at the intersection of Warhill Trail and Longhill Road. The TMP shall be submitted until operation of the Longhill Road/Warhill Trail intersection is at a Level of Service “D” or better, as determined by VDOT and the Director of Planning.
5. Traffic Impact Analysis. A Traffic Impact Analysis shall be submitted to the County within five (5) years of adoption of this SUP, or at such earlier time as required by VDOT. The Director of Planning may delay this requirement beyond five (5) years if construction of the athletic fields labeled B, D2, and F on the Master Plan have not been completed within five years of adoption of this SUP.
6. Outdoor Speakers. All outdoor speakers used on the Properties shall be oriented generally towards the interior of the Properties and away from exterior property lines.
7. Master Stormwater Management Plan. The applicant shall submit a Master Stormwater Management (“SWM”) Plan for review and approval by the Director of Stormwater and Resource Protection Division within 18 months of adoption of this SUP. Material deviations from the SWM Plan must be approved by the Director of Stormwater and Resource Protection Division. All development of the Properties must adhere to the approved SWM Plan.
8. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

BE IT FURTHER RESOLVED that the SUP conditions set forth herein shall supersede and replace all conditions set forth in Case No. SUP-23-0007.


Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:


Teresa J. Saeed
Deputy Clerk to the Board

SADLER
ICENHOUR
MCGLENNON
LARSON
HIPPLE

VOTES			
<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of May, 2023.

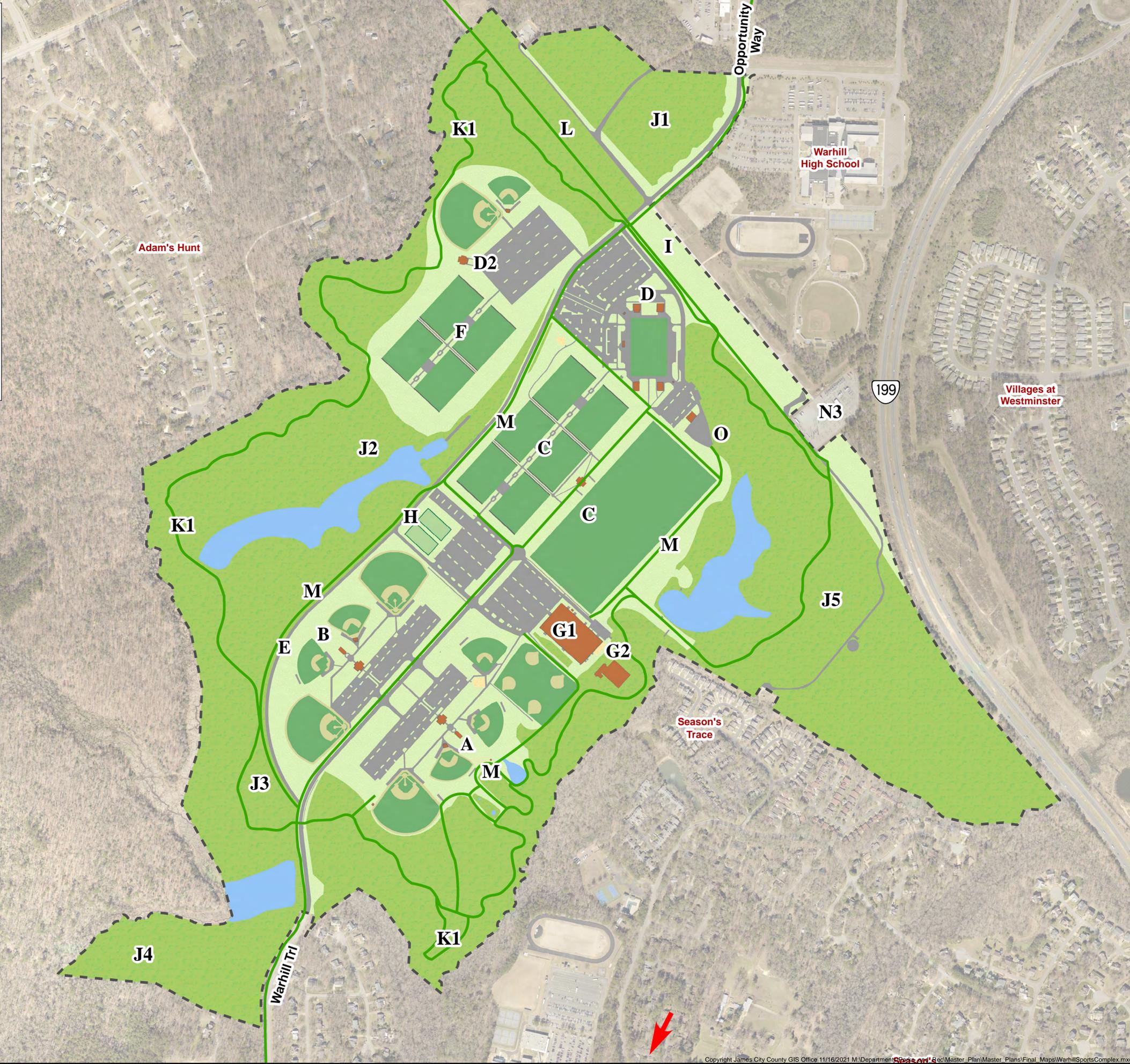
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Master Plan

Warhill Sports Complex
Sept 2021



- A- Baseball Complex**
4 Baseball Fields, lighted
1 Multiuse Field for T-ball
Parking- 260-400 Spaces
Concession/Rest Room Building
- B- Softball/Baseball Complex**
2 Large synthetic turf baseball fields, 2 synthetic turf softball/multiuse fields, lighted
Parking- 260-400 Spaces
Concession/Rest Room Building
- C- Multiuse field Complex**
8 Grass Fields, adjustable orientation
6 Multiuse Fields with Synthetic Turf, lighted
Parking- 440 Spaces
Concession/Rest Room Building
- D- Stadium Complex**
Football, Soccer, lighted
600-1000 Stadium parking, some shared, some available in the utility corridor
- D2- Baseball/Softball Stadium Complex**
Baseball, softball, lighted
Parking - 400-600 Spaces
- E- Connector Road**
- F- Multipurpose Field Complex**
4 Multipurpose Fields, adjustable orientation, lighted
Parking - 200 Spaces
Concession/Rest Room Building
- G1- Existing WISC Building**
- G2 - Existing Indoor pool facility**
- H- Athletic Courts**
Basketball, Pickleball, Tennis, lighted
Parking- 75 spaces
- I- Community Garden**
- J1, J2, J3, J4, J5, J6 - Unprogrammed Open Space**
- K1- Multiuse Nature Trail**
Soft surface, 3.5 Mile s around park perimeter
- L- Paved Multiuse Trail in utility corridor**
- M- Paved Multiuse Trails**
around Soccer Complex 1 mile and Baseball/Softball Complex- 1-mile
- N3- Dominion Power Sub station**
- O - Grounds Maintenance Facility**



- Property Lines
- Trail
- Water
- Field
- Trees
- Grass
- Athletic Courts
- Pavement
- Public Building



SP-24-0012. Warhill Sports Complex - Fitness Court Addition SP Amendment

Property Information

3210100012
 Warhill Sports Complex
 Fitness Court Addition
 4900 Stadium Road
 Williamsburg, VA 23188
 Zoned: Federal, State, and County
 Within the PSA
 Legal Acreage: 442.23 ac
 Project Acreage: 0.033 ac

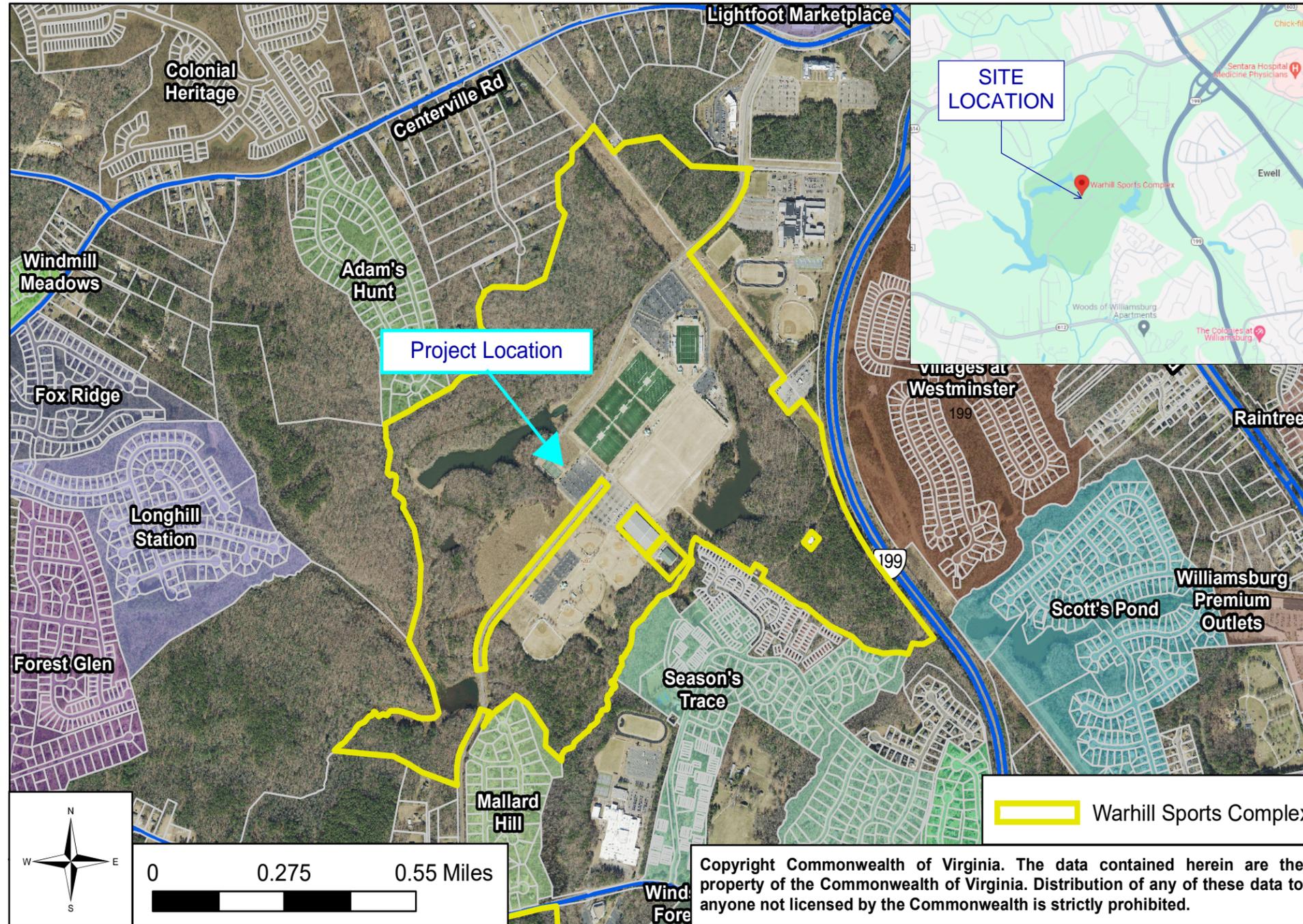
Project Description

The Williamsburg Health Foundation has awarded JCC Parks and Recreation a grant to install an outdoor fitness court at the Warhill Sports Complex.

Dimensions:
 38 feet x 38 feet concrete slab

Sheet Index

1. Cover Page
2. Aerial Layout
3. Site Plan
4. Generator Specifications



General Notes

1. This site plan amends SP-20-0013.
2. No changes to parking or water/sewer utilities.
3. This plan proposes less than 2,500 sq. ft. of disturbance.
4. This site does not appear to be located in the Resource Protection Area.
5. This site does not appear to be located in the special flood hazard area based on Flood Insurance Rate Map 51095C0136D, effective 12/16/15.
6. No outdoor lighting is proposed.
7. Call Miss Utility at 811 to mark any utilities prior to construction.
8. No new signage is proposed.

COUNTY OF JAMES CITY FINAL SITE PLAN	
APPROVALS	DATE
Fire Dept. _____	_____
Health Dept. _____	_____
VDOT _____	_____
Planning _____	_____
SRP _____	_____
Zoning _____	_____
JCSA _____	_____
BSP _____	_____
REA _____	_____
Landscape _____	_____
Other _____	_____

Warhill Sports Complex Fitness Court

The Williamsburg Health Foundation has awarded James City County's Department of Parks and Recreation a grant for the purpose of installing an outdoor fitness court at the Warhill Sports Complex.

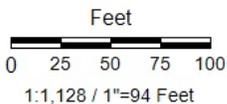
The Department of Parks and Recreation will use the funds towards the purchase of a National Fitness Campaign Court that includes a fitness circuit of equipment that uses body weight to improve seven movements for everyday health. There is a supporting mobile application that leads individuals through the workout in addition to planned free instructor led classes hosted in partnership with local fitness providers. The free facility will allow citizens to work out outside, and at the same location as their children while they are engaged at sports practices.

Installation of the court will require that James City County install a 38'x38' concrete slab on which the fitness court lays, as well as connection to existing sidewalk for accessibility. Detailed specification for the concrete slab, as well as drawings of the fitness court, are included in this document



Legend

- Parcels
- Contours 5 Ft
- Contours 1 ft
- Resource Protection Area RPA
- Letter of Map Admendment (LOMA)
- FEMA Coastal AE
- FEMA Flood Hazards 2015**
- AO – Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- 0.2% Annual Chance or X Shaded – Areas subject to 0.2% annual chance of flood.
- A -The Special Flood Hazard Area subject to 1% annual chance flood. . No base flood elevations determined.
- AE - The Special Flood Hazard Area subject to 1% annual chance flood. In FLOODWAY. Base flood elevations determined.
- AE - The Special Flood Hazard Area subject to 1% annual chance flood. Base flood elevations determined.
- VE - The Special Flood Hazard Area subject to 1% annual chance flood.
- This is a coastal flood zone with velocity hazard (wave action). Base flood elevation determined
- OPEN WATER
- X -Areas determined to be outside the 0.2% annual chance floodplain.



Title:

Date: 1/24/2024

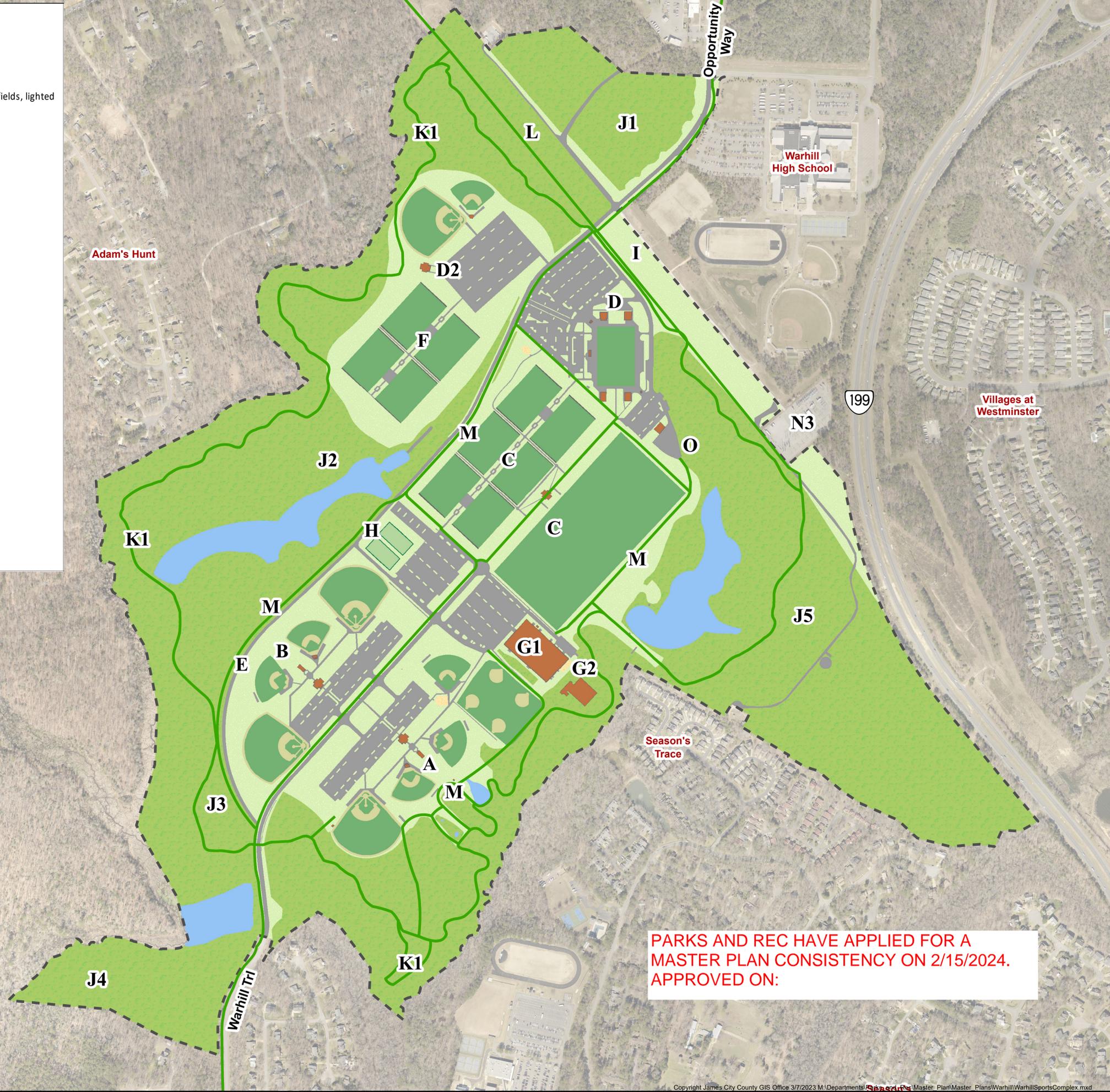
DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

Master Plan

Warhill Sports Complex
Feb 2023



- A- Baseball Complex**
4 Baseball Fields, lighted
1 Multiuse Field for T-ball
Parking- 260-400 Spaces
Concession/Rest Room Building
- B- Softball/Baseball Complex**
2 Large synthetic turf baseball fields, 2 synthetic turf softball/multiuse fields, lighted
Parking- 260-400 Spaces
Concession/Rest Room Building
- C- Multiuse field Complex**
8 Grass Fields, adjustable orientation
6 Multiuse Fields with Synthetic Turf, lighted
Parking- 440 Spaces
Concession/Rest Room Building
- D- Stadium Complex**
Football, Soccer, lighted
600-1000 Stadium parking, some shared, some available in the utility corridor
- D2- Baseball/Softball Stadium Complex**
Baseball, softball, lighted
Parking - 400-600 Spaces
- E- Connector Road**
- F- Multipurpose Field Complex**
4 Multipurpose Fields, adjustable orientation, lighted
Parking - 200 Spaces
Concession/Rest Room Building
- G1- Existing WISC Building**
- G2 - Existing Indoor pool facility**
- H- Athletic Courts**
Basketball, Pickleball, Tennis, lighted
Parking- 75 spaces
- I- Community Garden**
- J1, J2, J3, J4, J5 - Unprogrammed Open Space**
- K1- Multiuse Nature Trail**
Soft surface 3.5 Mile s around park perimeter
- L- Paved Multiuse Trail in utility corridor**
- M- Paved Multiuse Trails**
around Soccer Complex 1 mile and Baseball/Softball Complex- 1-mile
- N3- Dominion Power Sub station**
- O - Grounds Maintenance Facility**



- Property Lines
- Trail
- Water
- Field
- Trees
- Grass
- Athletic Courts
- Pavement
- Public Building



PARKS AND REC HAVE APPLIED FOR A MASTER PLAN CONSISTENCY ON 2/15/2024. APPROVED ON:



NFC CONCRETE SLAB DRAWINGS - MINIMUM STANDARDS



NATIONAL FITNESS CAMPAIGN
SAN FRANCISCO.CA



SCOPE:

PROVIDE CONCRETE SLAB FOR USE WITH OUTDOOR FITNESS FLOORING AND EQUIPMENT. INSTALL PER THESE SPECIFICATIONS TO ENSURE COMPLIANCE WITH ADHESIVE MANUFACTURER'S REQUIREMENTS.

PROVIDE A MINIMUM OF 4" THICK CONCRETE SLAB PER PLANS. MINIMUM DIMENSIONS ARE 38'-0" WIDE X 38'-0" LONG. SEE SITE SPECIFIC PLANS AND / OR ENGINEERING PROVIDED BY OTHERS IF DIFFERENT.

SEQUENCE OF CONSTRUCTION:

1. REVIEW ALL DRAWINGS INCLUDING ALL NOTES TO BECOME FAMILIAR WITH SEQUENCE AND DETAILS.
2. DURING INSTALLATION SEQUENCE, REFER TO AND COMPLY WITH APPLICABLE NOTES.
3. PREPARE AREA BELOW SLAB WITH WITH COMPACTED SOIL AND GRAVEL PER PLANS.
4. BUILD FORMS FOR OUTER PERIMETER OF THE SLAB WITH DIMENSIONS PER SLAB PLAN AND SELECTED WIDTH OF OUTER BAND AROUND FITNESS COURT AREA.
5. INSTALL REINFORCEMENT STEEL PER PLANS.
6. PLACE SPECIFIED CONCRETE PER PLANS (4" MINIMUM).
7. FINISH CONCRETE TO THE SLOPE SPECIFIED FOR DRAINAGE.
8. APPLY SPRAYLOCK PER MANUFACTURER'S SPECIFICATIONS WITHIN 24 HOURS OF CONCRETE POUR.
9. PROVIDE CONTRACTION JOINTS WITHIN 24 HOURS OF CONCRETE POUR.
10. INSTALLATION OF FITNESS WALL, FITNESS FLOORING, AND ALL EQUIPMENT BY OTHERS.

SHEET INDEX	
SHT. NO.	DESCRIPTION
1	COVER
2	SPECIFICATIONS
3	STANDARD DETAILS
4	CONCRETE SLAB LAYOUT
5	SITE PREP / LAYOUT
6	ANCHOR DETAILS
7	JOINT / AB LAYOUT PLAN
8	DO'S & DON'TS



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DRAWING NAME:
FITNESS COURT
STANDARD
FOUNDATION
PLAN - TILE
FLOORING

REV.: C - 8.0

Date: 3/8/2023
Drawn By: TH
Checked By: DH
Engineer of Record:
William Griswold
P.E.

SHEET #:

1 of 8

CONCRETE SLAB MINIMUM SPECIFICATIONS

NOTES:

(FOR FLAT TOP SLAB / TILE FLOOR INSTALLATION)

CONCRETE:

1. PROVIDE 4" TO 6" OF CRUSHER RUN GRAVEL AS SHOWN IN SECTION DETAIL.
2. SOIL TO BE COMPACTED TO MEET THE REQUIREMENTS OF 95% MODIFIED PROCTOR.
3. SLAB DESIGN BASED ON SOIL CLASS D - 1500 PSF CAPACITY.
4. ALL SLAB CONCRETE TO BE 4,000 PSI AT 28 DAYS (CONCRETE STRENGTH REQUIREMENT). A HIGH EARLY MIX MAY BE UTILIZED ONLY IF THE MIX DESIGN IS APPROVED BY THE ENGINEER.
5. CEMENT SHALL CONFORM TO ASTM C 150, TYPE II.
6. FINE AGGREGATE SHALL CONFORM TO ASTM C 33.
7. COARSE AGGREGATE SHALL BE GRAVEL OR CRUSHED STONE CONFORMING TO ASTM C 33. COARSE AGGREGATE FOR FLOOR SLAB SHALL NOT EXCEED 1-1/2" AT ITS MAXIMUM WIDTH.
8. WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIES, ORGANIC MATERIALS OR DELETERIOUS SUBSTANCES.
9. AIR ENTERTAINING ADMIXTURE SHALL CONFORM TO ASTM C 260.
10. CALCIUM CHLORIDE ADMIXTURES, THIOCYANATE ADMIXTURES OR ANY ADMIXTURES CONTAINING MORE THAN 0.5% CHLORIDE IONS ARE NOT PERMITTED.
11. REINFORCING STEEL AND CONCRETE TO BE PLACED IN ACCORDANCE WITH ACI 318 LATEST EDITION.
12. THE ALLOWABLE CONCRETE SLUMP SHALL BE 3" PLUS OR MINUS 1/2" UNLESS SUPERPLASTICIZERS ARE USED. THE ENGINEER SHALL APPROVE SUPERPLASTICIZER USE.
13. AS REQUIRED BY OWNER, SLUMP TEST SHALL BE MADE IN ACCORDANCE WITH ASTM C 143.
14. NO CONCRETE SHALL BE PLACED WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 40° F WITHOUT PERMISSION OF THE ENGINEER.
15. AVOID HOT WEATHER CONCRETE PLACEMENT. CONCRETE PROVIDER TO PROVIDE HOT WEATHER CONCRETE PLACEMENT PLAN FOR CONCRETE PLACED IN TEMPERATURE IN EXCESS OF 90 DEGREES.
16. THE ENGINEER OR THE OWNER MAY ACCEPT OR REJECT ANY WORK THAT DOES NOT MEET THE REQUIREMENTS OF THESE NOTES OR THE PROJECT DRAWINGS.
17. AS REQUIRED BY OWNER, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR TESTING THE SLUMP, AIR CONTENT, AND CONCRETE CYLINDERS (BY A THIRD PARTY).
18. AS REQUIRED BY THE OWNER, COMPRESSIVE STRENGTH OF THE CONCRETE CYLINDERS SHALL BE TESTED AT 3 DAYS, 7 DAYS, AND 28 DAYS. APPROPRIATE NUMBER OF CYLINDERS SHALL BE COLLECTED TO PERFORM THE TESTING. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C 39.
19. SLAB TO BE POURED IN EITHER 20' X 20' SECTIONS (MAX) OR PROVIDE 1/2" SAWCUT CONTRACTION JOINTS AT 15' MAXIMUM SPACING. SAWCUT JOINTS TO BE MADE AS SOON AS THE CONCRETE HAS CURED SUFFICIENTLY TO ALLOW THE WORK WITHOUT DAMAGING THE CONCRETE.
20. CONFIRM ANCHOR PLACEMENT PRIOR TO CUTTING JOINTS. ENSURE 3" CLEARANCE BETWEEN ANCHOR CENTERS AND JOINT AND CUT JOINTS AS SHOWN ON PLAN VIEW.

REINFORCEMENT:

1. INSTALL SLAB REINFORCING 6 X 6 X 6/6 WELDED WIRE MESH (WWM) PLACED IN THE CENTER OF THE SLAB TO EXTEND THROUGH ENTIRE SLAB. UTILIZE SUFFICIENT NUMBER OF CHAIRS TO MAINTAIN WWM POSITION.
2. INSTALL ADDITIONAL / UPGRADED REINFORCEMENT AS REQUIRED BY LOCAL CODE. COORDINATE REBAR LOCATIONS TO AVOID ANCHORS.
3. PROVIDE VAPOR BARRIER BELOW THE SLAB. (10 MIL. MIN. W/ MIN. 12" OVERLAP AT VAPOR BARRIER JOINTS)

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CONCRETE FINISHING NOTES:

1. THE FINISHED CONCRETE SURFACE SHALL BE SLOPED AWAY FROM THE WALL. THE SURFACE SLOPE SHALL BE 1/8" PER 12"
2. THE FINISHED CONCRETE SURFACE SHALL BE SMOOTH TO PREVENT IRREGULARITIES, ROUGHNESS, OR OTHER DEFECTS THAT WOULD AFFECT THE FINISHED FLOOR SURFACE. THE SURFACE SHALL BE FLAT TO THE EQUIVALENT OF 1/8" OVER 10'.
3. THE FINISHED CONCRETE SURFACE SHALL HAVE A LIGHT BROOM FINISH TO PROVIDE THE BEST SURFACE FOR COURT SURFACE ADHESION.
4. IMPORTANT: FLOORING INSTALLATIONS REQUIRE A 28 DAY CURE TIME AFTER CONCRETE PLACEMENT. FLOORING INSTALLATIONS CAN BE ACCELERATED WITH AN APPLICATION OF "SPRAYLOCK" PRODUCT. SPRAYLOCK P3 (REFERRED) OR SPRAYLOCK SCP-327 REQUIRED (NO EQUAL). THE SPRAYLOCK PRODUCT WILL ALLOW FLOORING INSTALLATION AS SOON AS 14 DAYS AFTER CONCRETE PLACEMENT AND SPRAYLOCK APPLICATION. CONFIRM PRODUCT SELECTION WITH THE MANUFACTURER. APPLY SPRAYLOCK PRODUCT THE DAY OF THE CONCRETE PLACEMENT PER MANUFACTURER'S INSTRUCTIONS.

ANCHOR NOTES: (INSTALLATION OF FLOOR ANCHORS BY OTHERS)

1. FIELD VERIFY ALL ANCHOR LOCATION DIMENSIONS AND PATTERNS PRIOR TO DRILLING. SEE FITNESS COURT INSTALLATION INSTRUCTIONS FOR ANCHOR LOCATIONS.
2. DRILL THROUGH THE TILE FLOOR (1" TILE THICKNESS) WHERE NECESSARY WITH APPROPRIATE DRILL BIT TO MATCH ANCHOR HOLE IN CONCRETE.
3. SEE ANCHOR DETAILS FOR APPLICABLE CONCRETE EMBEDMENT DEPTH AND HOLE DIAMETER.
4. STAINLESS STEEL MUST BE USED WHERE SPECIFIED
5. COMPONENTS SPECIFIED AS HOT-DIP GALVANIZED MAY BE SUBSTITUTED WITH 304 SS COMPONENTS.

GENERAL:

1. SITE PREPARATION REQUIREMENTS AND CONCRETE SLAB DESIGN SHALL BE REVIEWED BY LOCAL CIVIL OR SOILS ENGINEER TO CONFIRM SUITABILITY BASED UPON SITE SPECIFIC NEEDS AND CONDITIONS.

SPRAYLOCK SPECIFICATIONS

SPRAYLOCK IS DESIGNED TO IMPROVE AND PROTECT THE CONCRETE SLAB THROUGHOUT THE CONCRETE'S LIFE DECREASING THE PERMEABILITY OF THE CONCRETE.

WATER VAPOR MOVING THROUGH A SLAB IS A PROBLEM FOR MANY ADHESIVES AND FLOORING MATERIALS. THE USE OF THE SPRAYLOCK PRODUCT HELPS CONDITION THE CONCRETE IN PREPARATION FOR THE INSTALLATION OF OUTDOOR FLOORING TILES. SPRAYLOCK IS USED TO HELP MANAGE WATER IN CONCRETE SLABS WHICH CAN HELP MINIMIZE THE RISK OF FLOOR SYSTEM FAILURES.

SPRAYLOCK IS APPLIED TO THE SURFACE OF THE CONCRETE SHORTLY AFTER FINISHING OPERATIONS ARE COMPLETED. WHEN USED AT TIME OF PLACEMENT, SPRAYLOCK CONCRETE PROTECTION (SCP) PRODUCTS REDUCE WATER VAPOR TRANSMISSION TO THE POINT WHERE THE PERFORMANCE OF MOISTURE-SENSITIVE FLOORING, ADHESIVES, AND COATINGS ARE NOT AFFECTED AFTER FOURTEEN (14) DAYS POST-TREATMENT.

FOR ADDITIONAL INFORMATION CONTACT YOUR NFC PROJECT MANAGER.

SPRAYLOCK CAN BE PURCHASED BY CONTACTING THE NFC PRODUCT REPRESENTATIVE AT:

JOHN CALLAHAN
Email: jjc@calcomaterials.com
Phone: (916)390-2632

NOTE: ONLY SPRAYLOCK P3 OR SPRAYLOCK SPC 327 ARE APPROVED FOR THIS APPLICATION. NO EQUAL.

SPRAYLOCK CONCRETE PROTECTION (SPC) PRODUCTS SHOULD BE KEPT FROM FREEZING DURING STORAGE AND SHOULD NOT BE APPLIED TO CONCRETE WITH TEMPERATURES LESS THAN 40° F (4.4° C).



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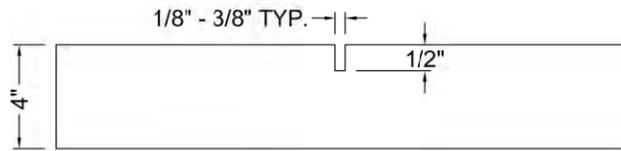
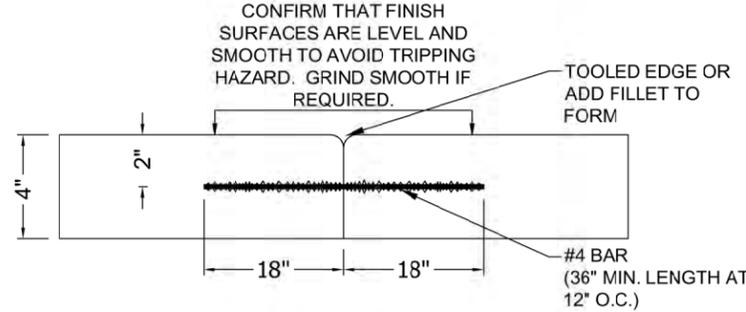
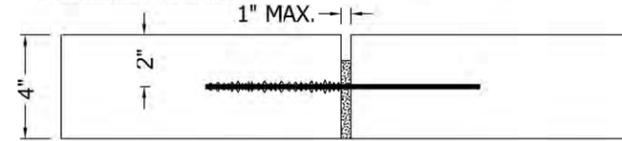
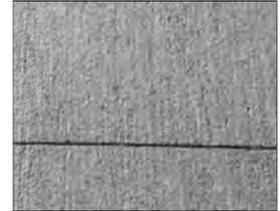
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Checked By: DH
Engineer of Record:
William Griswold
P.E.

SHEET #:

2 OF 8

STANDARD CONSTRUCTION DETAILS

<p>SAWCUT CONTRACTION JOINTS PREFERRED.</p>  <p>JOINTS MAY BE CUT OR SCORED (TOOLED). MAX 1/4" RADIUS WHEN CONTRACTION JOINT IS TOOLED INSTEAD OF SAWCUT. SAWCUT JOINTS ARE PREFERRED. CUT CONCRETE AS SOON AS ABLE TO WALK ON CONCRETE - WITHIN 24 HOURS OF POUR.</p>	<p>AVOID CONSTRUCTION JOINTS WHEN POSSIBLE. WHEN USED, PLEASE FOLLOW THE REQUIREMENTS.</p>  <p>DO NOT USE SMOOTH ROUND BAR. USE DEFORMED TIE BAR EMBEDDED INTO BOTH SLABS.</p>	<p>DO NOT USE ISOLATION JOINTS UNDER FITNESS WALL OR TILE WITHOUT WRITTEN APPROVAL OF NFC.</p> <p>THE EXPANSION AND CONTRACTION OF THE CONCRETE WILL CAUSE THE TILE ADHESIVE TO FAIL OR THE TILE TO BUCKLE OR SPLIT.</p> <p>NFC REQUIRES A COORDINATE EFFORT TO DESIGN EXPANSION JOINTS INTO THE CONCRETE SLAB TO AVOID FAILURE OF THE TILE OR OTHER STRUCTURAL ELEMENTS. CONTACT YOUR NFC PM TO COORDINATE DESIGN.</p>  <p>WHEN APPROVED: USE SMOOTH DOWEL JOINT ON ONE END OR SIMILAR TO ALLOW FOR EXPANSION AND PROTECT FROM DIFFERENTIAL SETTLEMENT.</p>
<p>1 CONTRACTION JOINT</p>	<p>2 CONSTRUCTION/COLD JOINT</p>	<p>3 ISOLATION/EXPANSION JOINT</p>
<p>CONCRETE SUBSTRATE SHOULD NOT BE SMOOTH AND REFLECTIVE; IT MUST HAVE A CONCRETE SURFACE PROFILE OF CSP 1-3 (SIMILAR TO A LIGHT / FINE BROOMED FINISH).</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="170 1260 450 1562"> <p>DO</p>  <p>LIGHT BROOM FINISH</p> </div> <div data-bbox="637 1260 916 1562"> <p>AVOID</p>  <p>MEDIUM TO HEAVY BROOM FINISH</p> </div> </div>		
<p>4 CONCRETE SURFACE FINISH</p>	<p>PROPERTY OF NATIONAL FITNESS CAMPAIGN ©</p> <p>THIS DOCUMENT IS PROPERTY OF NFC (THE NATIONAL FITNESS CAMPAIGN). THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION AND MAY ONLY BE USED BY PERMISSION FROM NFC AND FOR THE PURPOSES AUTHORIZED BY NFC. DISCLOSURE, DUPLICATION, MODIFICATION, OR OTHER USE OF THIS DOCUMENT IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION OF NFC.</p>	

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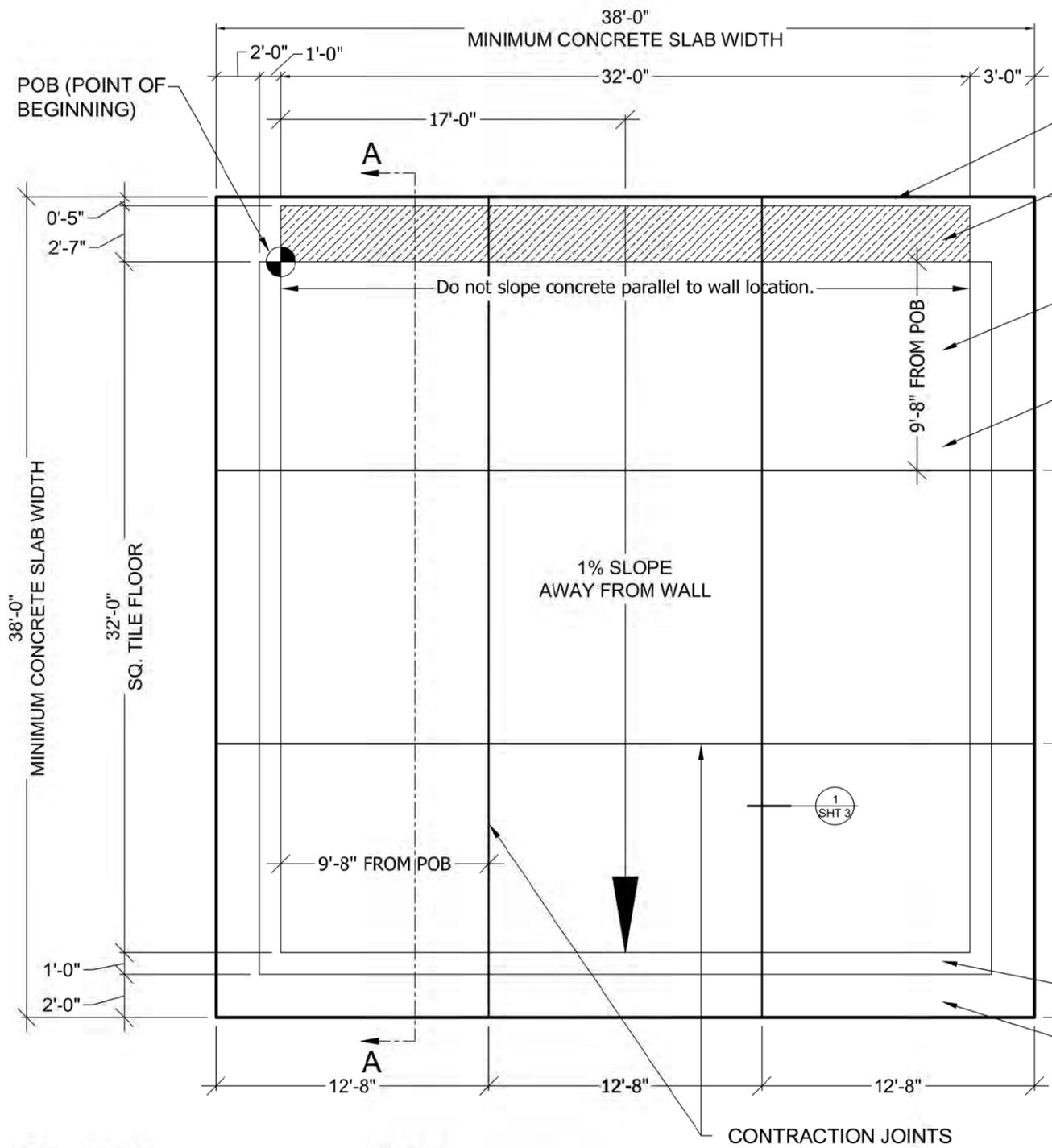
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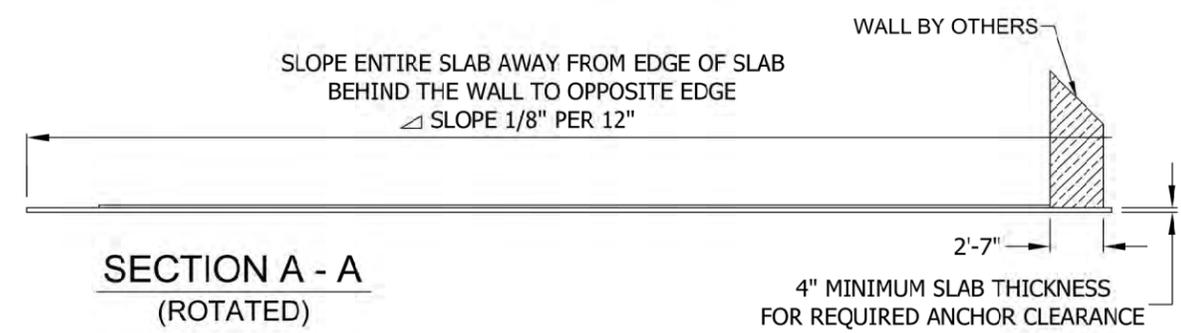
CONCRETE SLAB PLAN & CROSS-SECTION

(FOR FLAT TOP SLAB / TILE FLOOR INSTALLATION)



- 5" WIDE CONCRETE BEHIND WALL (MAY BE REDUCED TO 1", IF DESIRED).
- FITNESS COURT BODY WEIGHT TRAINING WALL (BY OTHERS) (2'-7" WIDE).
- FITNESS COURT TILED EXERCISE FLOOR AREA (BY OTHERS).
- THE FINISHED CONCRETE SURFACE SHOULD BE SMOOTH TO PREVENT IRREGULARITIES, ROUGHNESS, OR OTHER DEFECTS THAT WOULD AFFECT THE FINISHED FLOOR SURFACE. THE SURFACE SHOULD BE FLAT TO THE EQUIVALENT OF 1/8" OVER 10'. THE FINISHED CONCRETE SURFACE SHOULD HAVE A LIGHT BROOM FINISH TO PROVIDE THE BEST SURFACE FOR COURT SURFACE ADHESION.

NOTE: THE FITNESS WALL IS INSTALLED LEVEL. ANY ADDITIONAL SLOPE IN THE CONCRETE PAD PARALLEL TO THE WALL WILL LEAD TO A GAP BETWEEN THE BOTTOM OF THE WALL AND THE TOP OF THE CONCRETE.



- 12" BORDER RAMP TILE (BY OTHERS)
- SLAB SIZE MAY BE ADJUSTED TO PROVIDE THE BAND WIDTH SHOWN AROUND THE PERIMETER OF THE TILED COURT SURFACE. A NARROW 15" BAND MAY BE UTILIZED WITH A SHADE STRUCTURE. ANY SHADE STRUCTURE (BY OTHERS) SHALL HAVE ITS OWN INDEPENDENT FOUNDATIONS.

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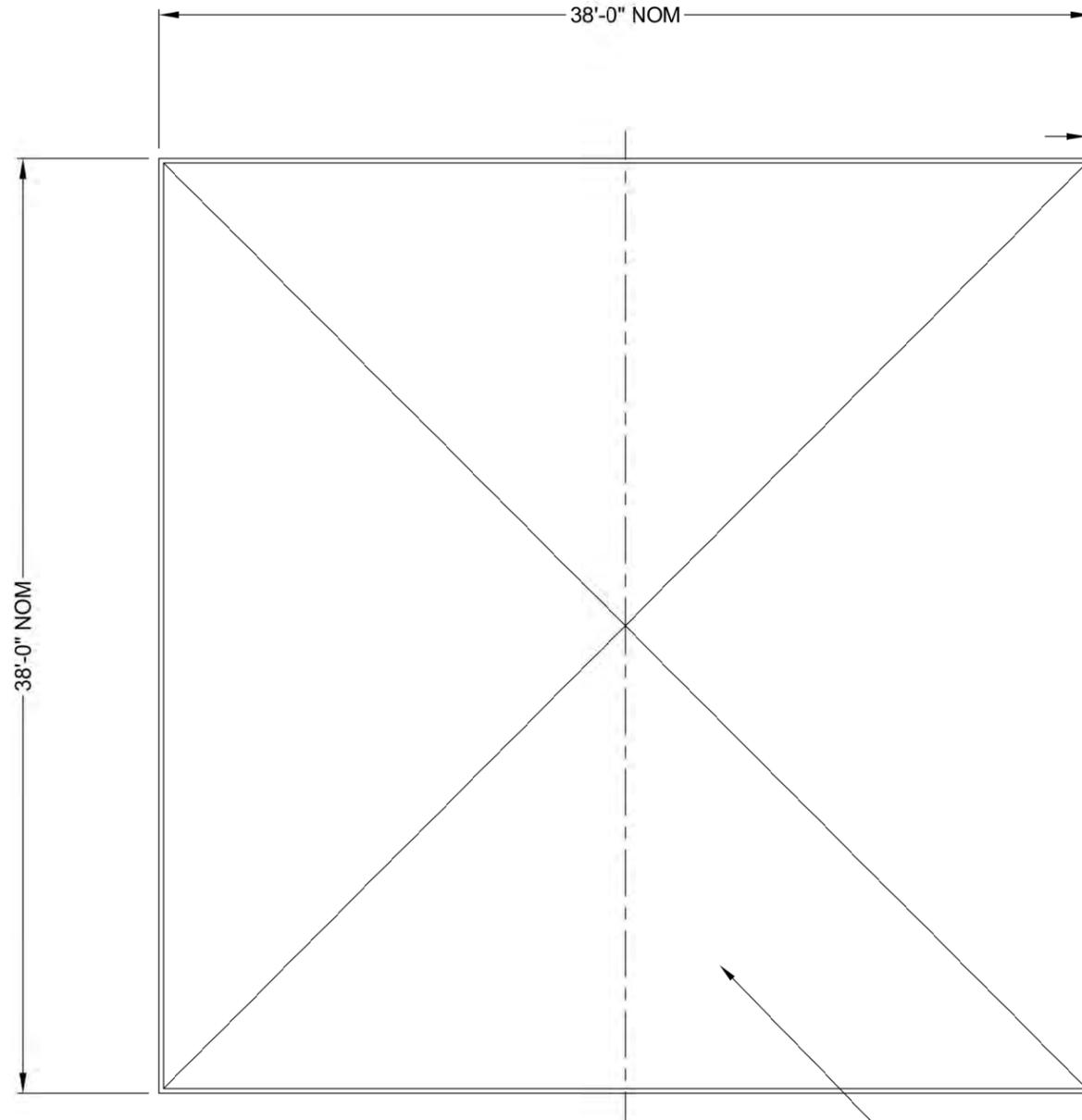
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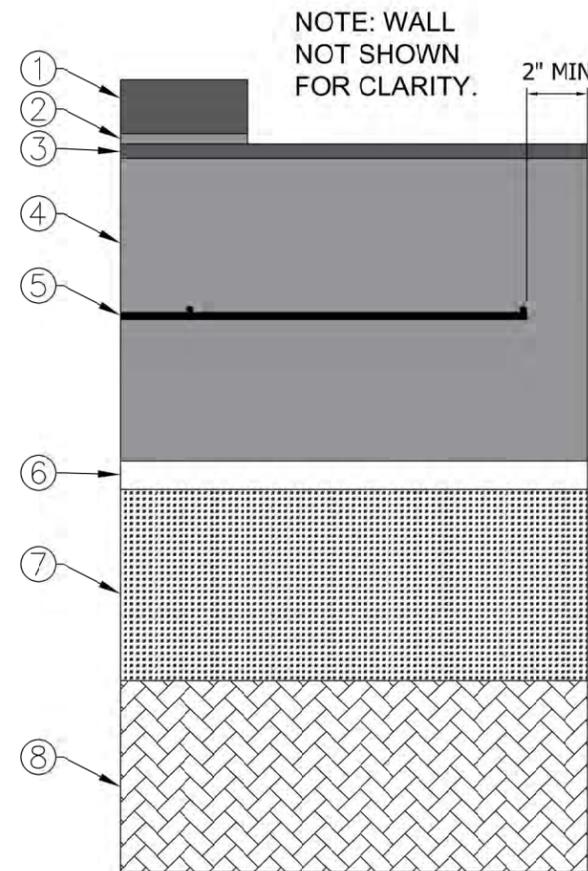
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REINFORCEMENT / PREP DETAIL

(FOR FLAT TOP SLAB / TILE FLOOR INSTALLATION)



2" MIN SPACING BETWEEN REINFORCEMENT AND EDGE OF CONCRETE (ALL SIDES)



NOTE: ANCHORS INSTALLED BY OTHERS

1. 1" FITNESS TILE (BY OTHERS)
2. TILE ADHESIVE (BY OTHERS)
3. SPRAYLOCK APPLICATION
4. 4" MIN CONCRETE SLAB
5. 6 X 6 X 6/6 WELDED WIRE MESH
6. VAPOR BARRIER (10 MIL. MIN.)
-REF. ACI302-1R.15
7. 4" TO 6" GRAVEL
8. COMPACTED SOIL

TYP. SECTION DETAIL

REINFORCING TO BE 6 X 6 X 6/6 WELDED WIRE MESH (WWM) PLACED IN THE CENTER OF THE SLAB TO EXTEND THROUGH ENTIRE SLAB. UTILIZE SUFFICIENT NUMBER OF CHAIRS TO MAINTAIN WWM POSITION. INSTALL ADDITIONAL REINFORCEMENT AS REQUIRED BY LOCAL CODE.

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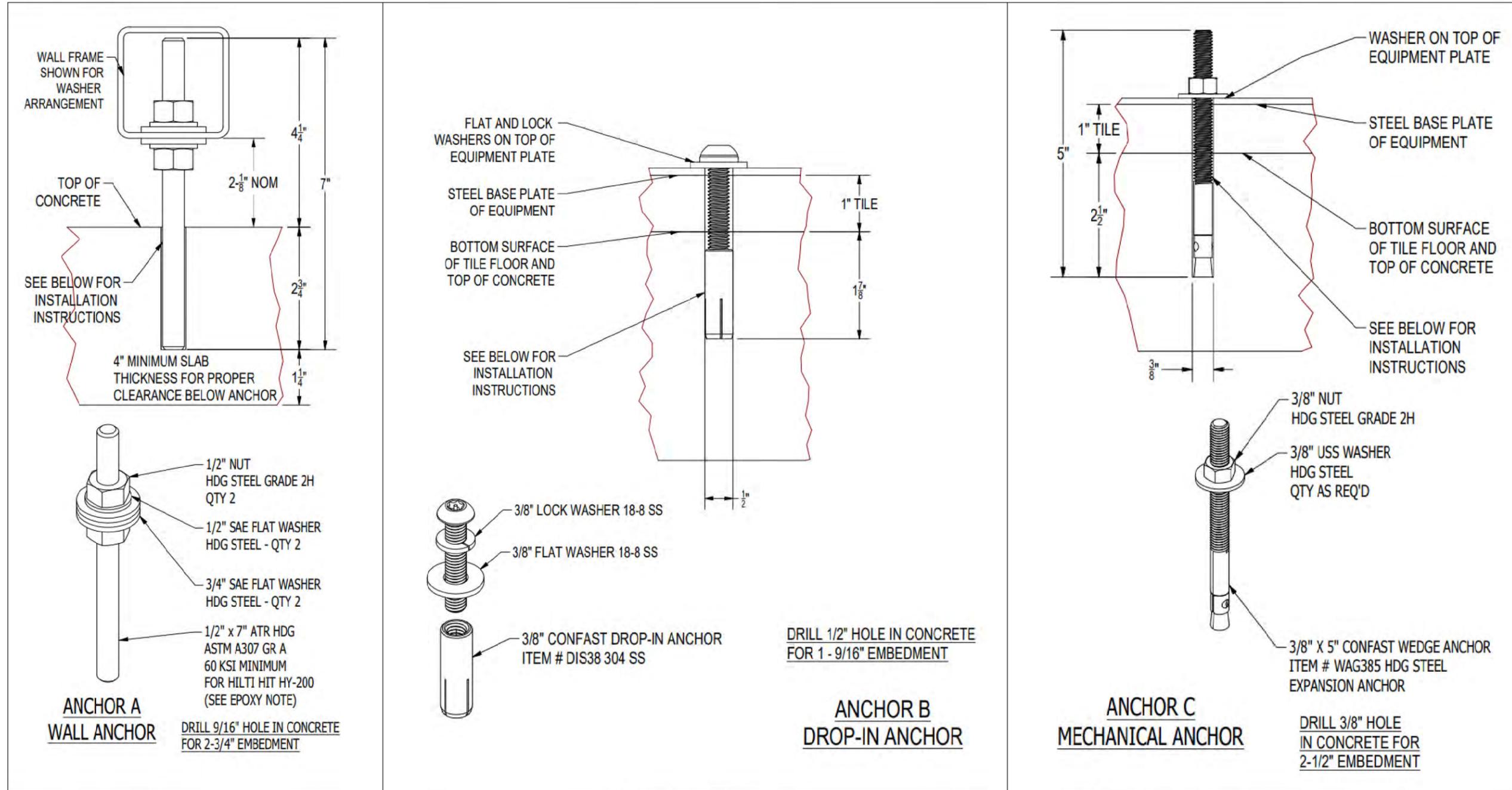
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ANCHOR DETAILS FOR TILE

NOTE: ANCHORS INSTALLED BY OTHERS

SEE NFC FITNESS COURT INSTALLATION MANUAL FOR ADDITIONAL ANCHOR SPECIFICATIONS AS NEEDED

APPLIES TO THE TILE INSTALLATION ONLY.
REQUEST ALTERNATE DRAWING FOR POUR-IN-PLACE.
(ALSO SEE ANCHOR NOTES ON SLAB NOTES DRAWING)



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ANCHOR HOLE INSTRUCTIONS

1. DRILL HOLES FOR ANCHORS TO SPECIFIED DIAMETER AND DEPTH.
2. USE COMPRESSED AIR TO REMOVE CONCRETE DUST AND DEBRIS FROM HOLES PRIOR TO ANCHOR INSTALLATION.
3. REFER TO FITNESS COURT INSTALLATION INSTRUCTIONS FOR ADDITIONAL ANCHOR INSTALLATION STEPS.

ANCHOR A EPOXY NOTE:

ANCHOR A MUST BE INSTALLED WITH THE ANCHOR EPOXY SPECIFIED OR ACCEPTABLE ALTERNATIVE. HILTI HY-200 IS RECOMMENDED. ALTERNATE EPOXY SIMPSON SET-XP IS ACCEPTABLE FOR NEW, UNCRACKED CONCRETE ONLY. FOLLOW EPOXY MANUFACTURER'S INSTALLATION PROCEDURES.



NATIONAL FITNESS CAMPAIGN
SAN FRANCISCO, CA

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ANCHOR LOCATIONS

& CONTRACTION JOINT LAYOUT
 2 JOINTS EACH WAY

NOTE: ANCHORS INSTALLED BY OTHERS

IMPORTANT NOTE:
 ALL DIMENSIONS ORIGINATE FROM UPPER LEFT CORNER OF FITNESS COURT AREA POB (POINT OF BEGINNING).

LOCATION OF UPPER LEFT ANCHORS SHOWN FOR EACH PIECE OF EQUIPMENT. LOCATE UPPER LEFT HOLE AND USE TEMPLATES TO LOCATE REMAINING HOLES.

IMPORTANT NOTE:
 DIMENSIONS APPLY TO CUSHION FLOORS ONLY. FOR TILE FLOORS, PUSH STATION ANCHORS ARE TO BE LOCATED AFTER WALL PLACEMENT AND PUSH STATIONS ARE IN FINAL LOCATION.

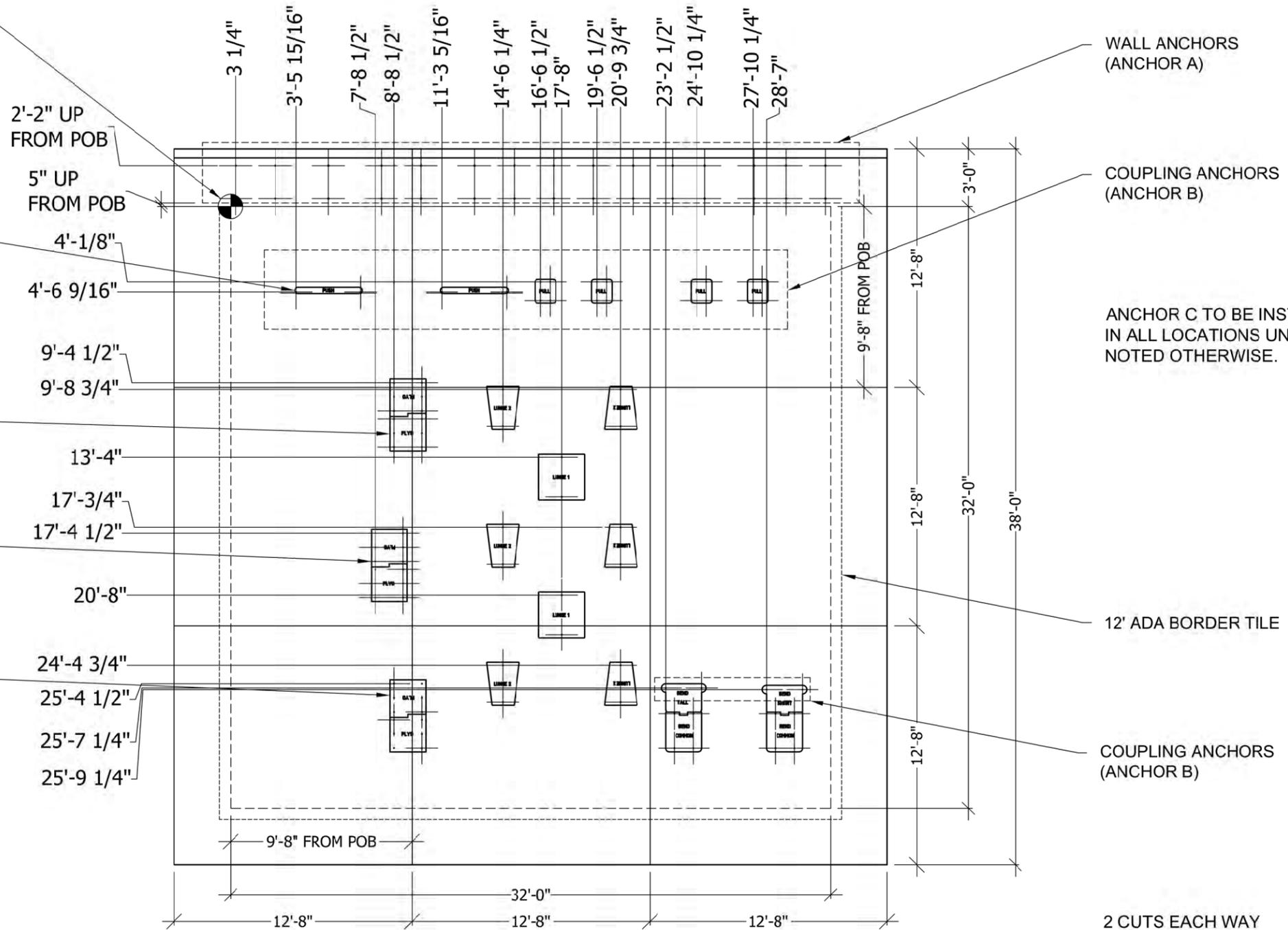
PLYO BOX 1 AND 2
 4 ANCHORS PER BOX IN OUTSIDE CORNERS PER CENTER MARKS.

PLYO BOX 3 AND 4
 6 ANCHORS PER BOX IN ALL TEMPLATE HOLES PER CENTER MARKS.

PLYO BOX 5 AND 6
 2 ANCHORS PER BOX IN OPPOSITE CORNERS UPPER LEFT AND LOWER RIGHT PER CENTER MARKS.

**** THESE DIMENSIONS MEASURED TO THE RIGHT FROM POB ****

**** THESE DIMENSIONS MEASURED DOWN FROM POB (AWAY FROM WALL) ****

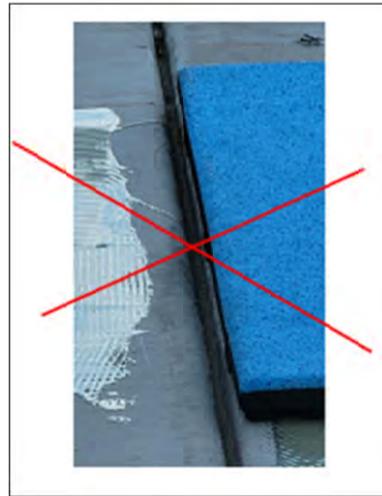


2 CUTS EACH WAY
 RED LINES SHOWN CONTRACTION CUTS (SAWCUTS) IN LOCATIONS TO AVOID ANCHOR PLACEMENT.

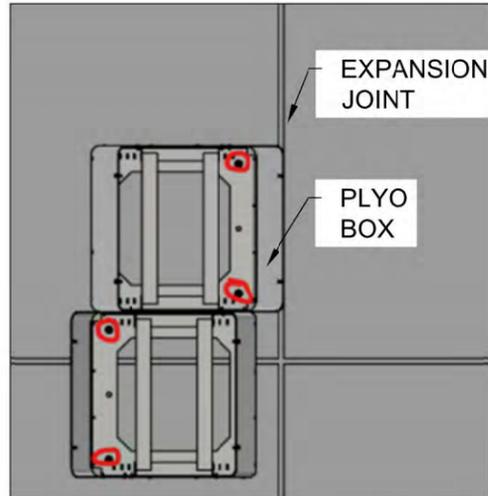
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DO's & DON'Ts



AVOID PUTTING CONTRACTION JOINTS AT TILE SEAM EDGES. USE ONE OF THREE APPROVED NFC JOINT LAYOUTS ONLY FOR PLACEMENT OF CONTRACTION AND CONSTRUCTION JOINTS.



WHEN APPROVED, DO NOT LET EXPANSION JOINTS RUN UNDER EQUIPMENT OR THE FITNESS WALL.



CRAZING IS MOST OFTEN CAUSED BY A HIGHER WATER TO CEMENT RATIO AT THE SURFACE OF THE CONCRETE AS A RESULT OF OVER-TROWELING, SPRINKLING WATER ON THE SURFACE OF THE CONCRETE DURING FINISHING OPERATIONS, OR FINISHING CONCRETE WHILE BLEED WATER IS STILL PRESENT.

CONTRACTION JOINT LOCATIONS

CONTRACTION JOINT PLACEMENT

NO CRAZING



AVOID PLACING CONCRETE DURING ADVERSE WEATHER CONDITIONS THAT WILL LEAD TO PLASTIC SHRINKAGE CRACKS. PLASTIC SHRINKAGE CRACKS CAN OCCUR WHEN WEATHER CONDITIONS CAUSE RAPID EVAPORATION OF BLEED WATER BEFORE IT CAN BE REPLACED NATURALLY BY SUBSURFACE CONCRETE. LOW RELATIVE HUMIDITY, HIGH WINDS, AND HIGH CONCRETE TEMPERATURE CAN ALL CONTRIBUTE TO PLASTIC SHRINKAGE CRACKING.



DO NOT USE OLD TENNIS COURTS FOR A FITNESS COURT FOUNDATION. COORDINATE AND CONSULT WITH YOUR NFC PROJECT MANAGER TO VALIDATE ANY EXISTING CONCRETE SLABS FOR USE UNDER A FITNESS COURT.

PLASTIC SHRINKING CRACKING

REUSE OF EXISTING FOUNDATIONS

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DRAWING NAME:
 FITNESS COURT
 STANDARD
 FOUNDATION
 PLAN - TILE
 FLOORING

REV.: C - 8.0

Date: 3/8/2023
 Drawn By: TH
 Checked By: DH
 Engineer of Record:
 William Griswold
 P.E.

SHEET #:



FITNESS COURT™

SCHEMATIC DESIGN SET



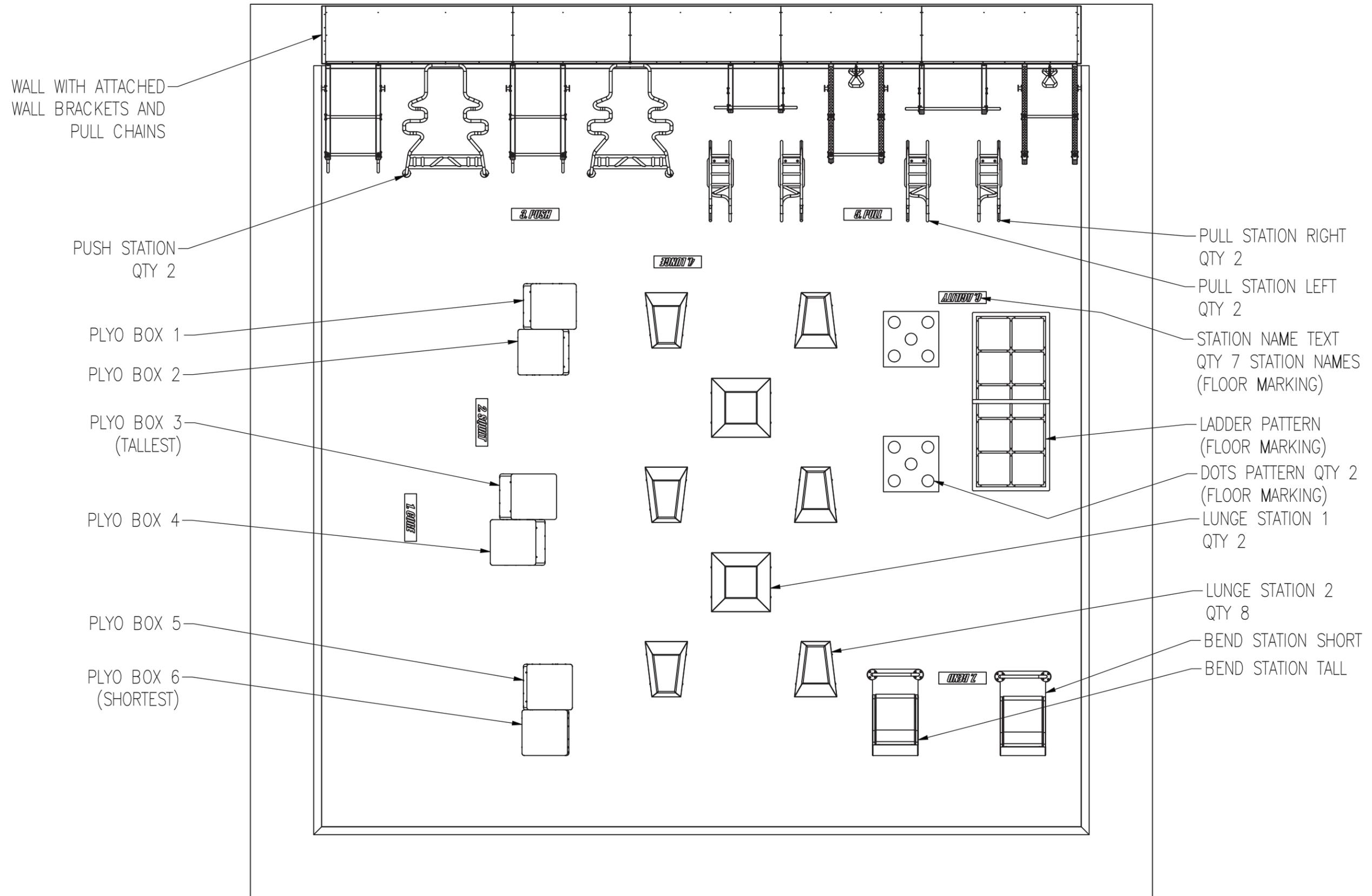
NATIONAL FITNESS CAMPAIGN



NOT FOR CONSTRUCTION

DATE
DESIGN NUMBER 565382
ARCHIVE NUMBER
SHEET FC 01

EQUIPMENT AND FLOOR MARKING LAYOUT



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NOT FOR CONSTRUCTION

DATE	06.30.17
DESIGN NUMBER	565382
ARCHIVE NUMBER	
SHEET	FC 04

Warhill Sports Complex Master Plan Consistency

The James City County Parks & Recreation Department desires to add and adjust several recreational amenities to the approved 2023 Warhill Sports Complex Master Plan. These amenities include a skate park, small fitness court, a 50 meter outdoor pool, and the relocation of planned pickleball courts. The Parks & Recreation Department finds that all of these additional amenities are recreational in nature, help to promote athletics, fitness, and outdoor recreation, and are consistent with the overall intent of the Warhill Sports Complex.

A. Skate Park

Currently there is an existing 10,000 square foot skate park located at the James City County Recreation Center. Based on feedback from over 100 citizens during the 2021 JCC Recreation Center Master Plan update, there is a desire to expand on this skate park, update its features, and add additional features. Since that plan, the construction of a new County complex on the JCC Recreation Center site will necessitate relocating the skate park entirely. The department desires to construct a new skate park at the Warhill Sports Complex, with an expanded footprint of approximately 15,000-18,000 square feet. The Warhill Sports Complex was determined to be the ideal site for this amenity based on existing parking, restroom, and utilities infrastructure to support this facility, its central location in the County, and existing staffing at the park. The skate park would ideally be located in the area marked “H-Athletic Courts” on the 2023 Warhill Sports Complex Master Plan. Future courts would be relocated to a different area of the park. This project is currently shown in the adopted 5 year CIP budget.

B. Fitness Court

The Williamsburg Health Foundation has awarded James City County’s Department of Parks and Recreation a grant for the purpose of installing an outdoor fitness court at the Warhill Sports Complex. The Department of Parks and Recreation will use the grant funds towards the purchase of a [National Fitness Campaign Court](#) that includes a fitness circuit of equipment that uses body weight to improve seven movements for everyday health. There is a supporting mobile application that leads individuals through the workout in addition to planned free instructor-led classes hosted in partnership with Williamsburg Indoor Sports Complex. The free facility will allow citizens to work out outside, and at the same location as their children while they are engaged at sports practices. The entire fitness court is contained to a relatively small 38’x38’ concrete slab, and the department is proposing to locate the court adjacent to the existing basketball courts in the area marked “H-Athletic Courts” on the 2023 Warhill Sports Complex Master Plan.

C. 50 Meter Outdoor Pool

The James City County Parks & Recreation Department is considering the needs of our local swimming clubs and high school swimming, and has identified the potential need for a future 50 meter swim facility to accommodate practices, meets, and other aquatic activities. The department is currently considering the feasibility of a 50 meter outdoor pool that is heated and can be used year-round. Heated outdoor pools are a growing trend in the industry due to the reduced cost to build and maintain vs an indoor facility. The pool would include locker room/shower facilities and associated parking. The Warhill Sports Complex was determined to be the ideal site for this amenity based on existing infrastructure to support this facility, and its central location in the County and proximity to two of the

local high schools. This pool would be in addition to the existing pool, marked “G2 – Existing indoor pool facility” on the 2023 Warhill Sports Complex Master Plan. The 50 meter pool would be located adjacent to the area marked “B – Softball/Baseball Complex” on the 2023 Warhill Sports Complex Master Plan, and would not displace any recreational amenities shown on that plan. The pool facility has not been requested in the County’s 5 year CIP budget, but the Department has requested funding to conduct a feasibility study for the pool in FY25.

D. Relocation of Pickleball Courts

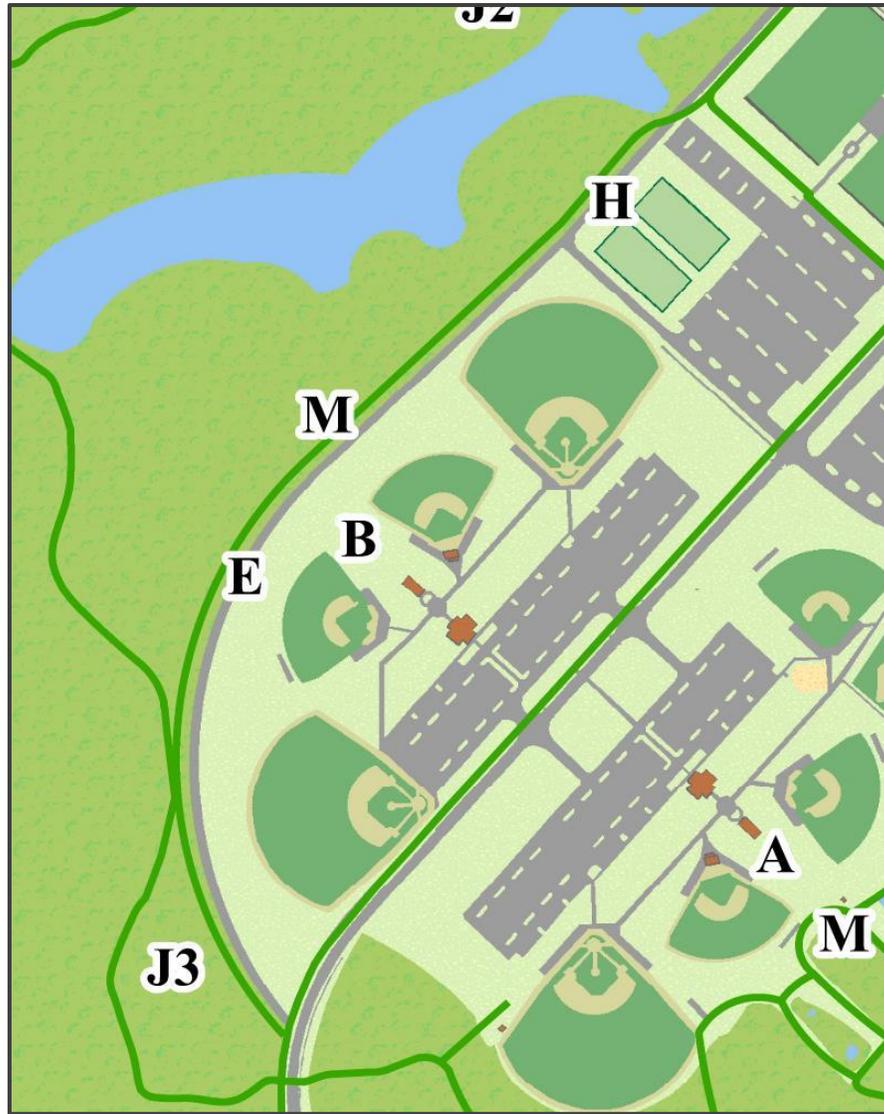
The Department is proposing to relocate the pickleball courts, currently shown as “H-Athletic Courts” on the 2023 Warhill Sports Complex Master Plan, to an unused area adjacent to the existing baseball fields. This location would include a small expansion of the existing parking lot, and would be in close proximity to existing restroom facilities. These courts have not yet been requested in the County’s 5 year CIP budget.

Special Use Permit SUP-23-0007

The Warhill Sports Complex master plan is subject to SUP-23-0007. If these amenities are found to be consistent with the master plan, they would be included in the future Master Stormwater Management plan and Traffic Impact Analysis as required by the SUP.



2021 Master Plan



Proposed Improvements



**SPECIAL USE PERMIT-24-0001. 7146 Little Creek Road Rental of Rooms
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

SUMMARY FACTS

Applicants: Ms. Ana A. Martinez Leal and Mr. Kenneth R. Fletcher

Landowners: Ms. Ana A. Martinez Leal and Mr. Kenneth R. Fletcher

Proposal: To allow for the rental of up to three rooms in a single-family dwelling.

Location: 7146 Little Creek Dam Road

Tax Map/Parcel No.: 2020400004

Property Acreage: ± 4.07 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

Staff Contact: Terry Costello, Senior Planner

PUBLIC HEARING DATES

Planning Commission: April 3, 2024, 6:00 p.m.

Board of Supervisors: May 14, 2024, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. There is adequate off-street parking.
2. The applicants have acknowledged that should this application be approved, they will obtain the proper licensing and inspections through the County and will be subject to appropriate use-based taxes.
3. The owners will reside on-site during the time of the rentals.
4. Lot sizes in the A-1, General Agricultural District, are larger than in other more densely populated residential areas. The size of the lot, the location from Little Creek Dam Road (over 600 feet), and the existing vegetation provide screening and buffering to most adjacent properties.
5. Impacts: See Impact Analysis on Pages 3-4.
6. See Comprehensive Plan Analysis on Page 5.

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.
3. See Comprehensive Plan Analysis on Page 5.

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

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-24-0001. 7146 Little Creek Road Rental of Rooms
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

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 recommend approval of this application, staff has included proposed conditions for consideration (Attachment No. 1).

PROJECT DESCRIPTION

Ms. Ana Martinez Leal and Mr. Kenneth Fletcher have applied for a Special Use Permit (SUP) to allow for rental of up to three rooms located within a single-family dwelling. The residence is a four-bedroom home. One of the bedrooms has a separate entrance on the right side of the structure. The proposal includes no changes to the size or footprint of the house.

Unlike the “Tourist Home” use, the “Rental of Rooms” use limits rentals to a maximum of three bedrooms and requires the homeowners to continue residing at the property during the time of rentals. This use prohibits the rental of the dwelling as a whole. While the use permits the rental of a maximum of three rooms, the applicants state that it is their intent to rent out only the one bedroom with the separate entrance on a regular basis.

The property has an existing driveway off a private shared driveway. The property has an existing parking area sufficient to accommodate guests. The four-bedroom home is on private water and has a private sewer system. In previous rental of rooms 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 legislative cases associated with the residence that was built in 2023.

SURROUNDING ZONING AND DEVELOPMENT

- The property is located within the Little Creek minor subdivision.
- The following table lists the information on the adjacent parcels:

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	A-1, General Agricultural	Single Family Residential	Rural Lands
SOUTH	PL, Public Lands	Little Creek Reservoir	Reservoir and Community Character Conservation, Open Space or Recreation
EAST	A-1, General Agricultural	Single Family Residential	Rural Lands
WEST	A-1, General Agricultural	Single Family Residential	Rural Lands

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**SPECIAL USE PERMIT-24-0001. 7146 Little Creek Road Rental of Rooms
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The proposal is not anticipated to generate traffic exceeding a typical residential use. - The subject property is located on a local road. However, staff believes that the road is adequate for this use.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Per the Adopted Regional Bikeways Map and Pedestrian Accommodations Master Plan, Little Creek Dam Road is shown as an existing shared roadway. There are no changes to the existing footprint of the building and bicycle and pedestrian accommodations are not required per Section 24-35(c)(2) of the Zoning Ordinance.
<u>Public Safety</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Fire Station 1 on Forge Road serves this area of the County and is approximately 3.5 miles from the proposed rental of rooms property. - Staff finds this project does not generate impacts that require mitigation to the County’s Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The property is served by private water and a private septic system. - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.

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**SPECIAL USE PERMIT-24-0001. 7146 Little Creek Road Rental of Rooms
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Yarmouth Creek Watershed.	<u>No Mitigation Required</u>	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should 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>	- Little Creek Dam Road is not designated as a Community Character Corridor and this parcel is not located within a Community Character Area.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicants have verified that they are not aware of any covenants or restrictions on the property that prohibit the proposed use.

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**SPECIAL USE PERMIT-24-0001. 7146 Little Creek Road Rental of Rooms
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

2045 COMPREHENSIVE PLAN

The site is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. All surrounding properties to the north, east, and west are designated Rural Lands. The reservoir property to the south is designated Reservoir and Community Character Conservation, Open Space or Recreation.

Per the adopted Comprehensive Plan, appropriate primary uses includes traditional agricultural and forestal activities, but also innovative agriculture, horticulture, silviculture, specialty or niche farming, commercial and noncommercial 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 which 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 a flag lot off Little Creek Dam Road in the Little Creek Subdivision.

- Be located on a major road.

Little Creek Dam Road is a local road. Local and minor collector roads are not considered major roads.

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

The owners of the property will continue to reside on-site during the rentals.

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

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-24-0001. 7146 Little Creek Road Rental of Rooms
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Planning Commission recommend approval of this application, staff has included proposed conditions for consideration (Attachment No. 1).

TC/md
SUP24-1_7146LCrkRd

Attachments:

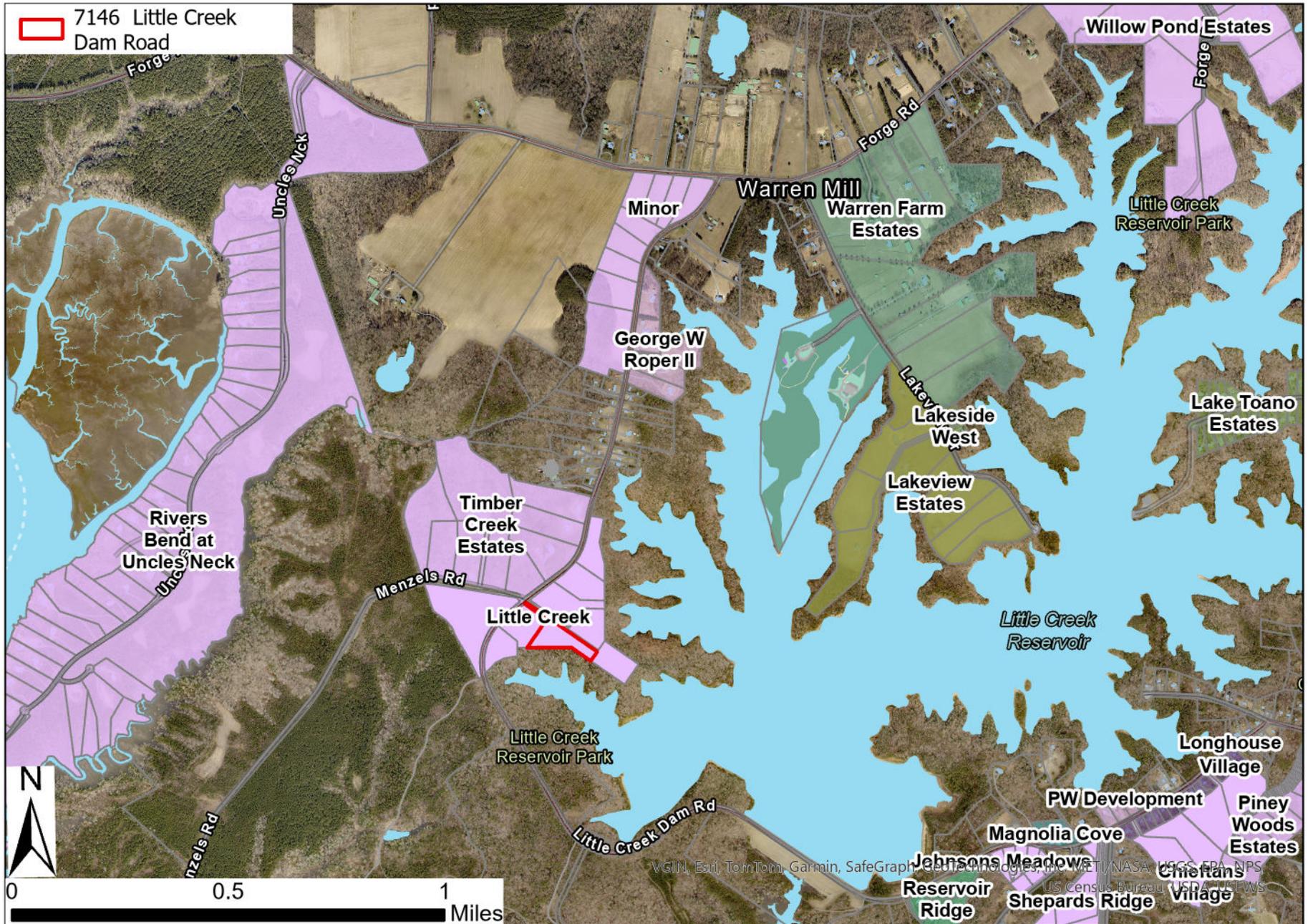
1. Proposed Conditions
2. Location Map
3. Master Plan
4. Applicant Narrative

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

Conditions:

1. Master Plan. This SUP shall permit the rental of rooms on property located at 7146 Little Creek Dam Road and further identified as James City County Real Estate Tax Map Parcel No. 2020400004 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-24-0001, 7146 Little Creek Dam Road Rental of Rooms" and date stamped March 8, 2024 (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 rental of rooms 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 no 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.

SUP-24-0001 7146 Little Creek Dam Road Rental of Rooms



SUP-24-0001, 7146 Little Creek Road Rental of Rooms



Property Information

Tax Map ID: 2020400004
Fletcher, Kenneth Reynhoudt
& Leal, Ana Alicia Martinez
7146 Little Creek Dam Road
Toano, VA 23168
Zoning: A1 General Agricultural
2045 Comp Plan: Rural Lands
Legal Acreage: 4.07 acres

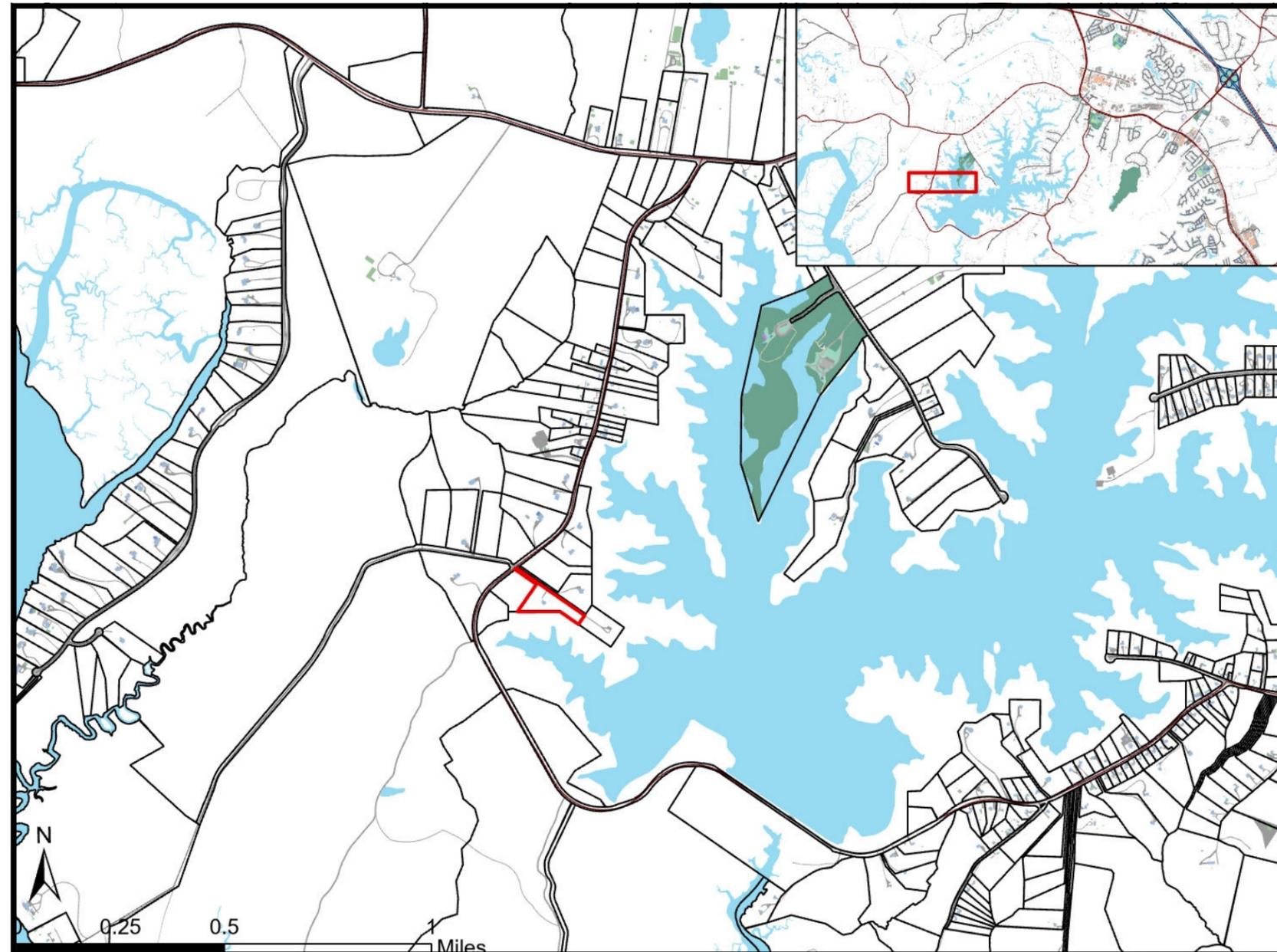
General Notes

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

Sheet Index

1. Cover Page
2. Location Page
3. Site Details

March 8, 2024

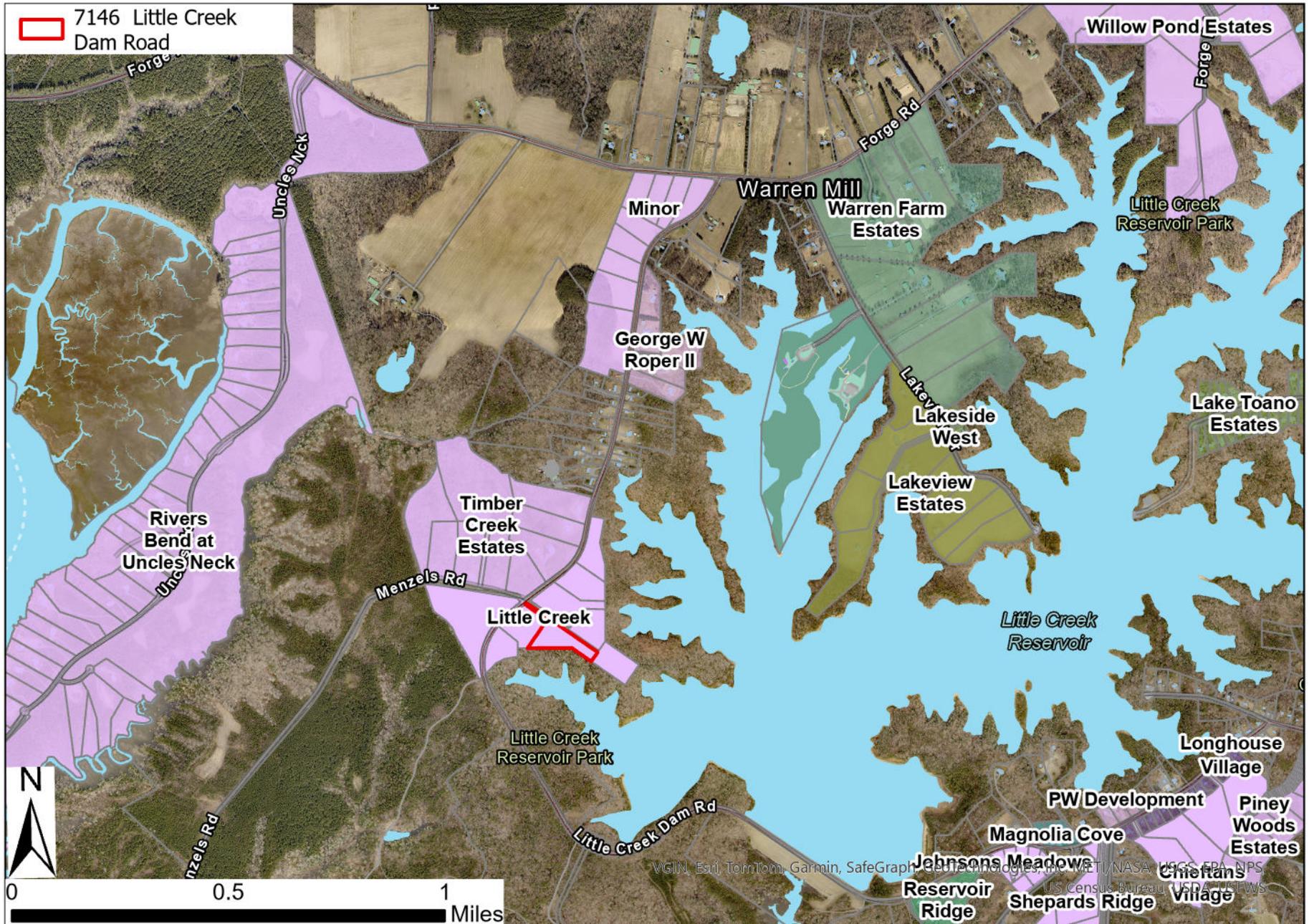


Maps Not to Scale

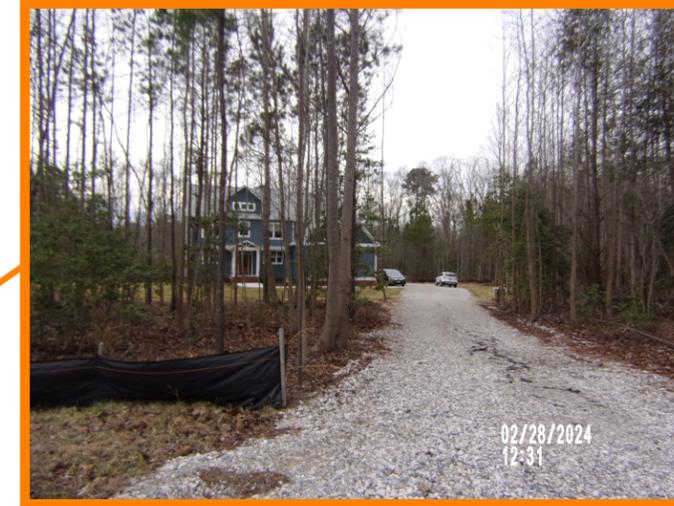
Adjacent Properties

- 2120100001
Newport News Waterworks
700 Town Center Ste 400
Newport News, VA 23602-4700
PL Public Land
- 2020400005
Thompson, Michael S. & Nicole J.
110 Bicameral Lane
Williamsburg, VA 23185-2555
A1 General Agricultural
- 2020400006
Malvoisin, Gerard P. & Shawnte L.
7162 Little Creek Dam Road
Toano, VA 23168-8633
A1 General Agricultural
- 2020400007
Hayhurst, Kelly J.
140 Winsome Haven Drive
Seaford, VA 23696-2325
A1 General Agricultural
- 2020300004
Caraballo, Orlando & Martinez, Janet
PO Box 530
Lightfoot, VA 23090-0530
A1 General Agricultural
- 2020400001
Laster, Jimmie Jr. & Wendy L.
7135 Little Creek Dam Road
Toano, VA 23168-8608
A1 General Agricultural
- 2020400003
Blue Ridge Custom Homes LLC
2958 River Road W
Goochland, VA 23063-3229
A1 General Agricultural

SUP-24-0001 7146 Little Creek Dam Road Rental of Rooms



SUP-24-0001, 7146 Little Creek Road Rental of Rooms



Special Use Permit for Short Term Rental of Private Residential Property

CONCEPTUAL PLAN

We kindly request this permit to be able to rent occasionally a part of our personal residence on a short-term basis. Our residential property is located at 7146 Little Creek Dam Rd. Parcel ID 2020400004 LRSN 36455, Zoning A-1.

We are full-time residents of the house, which totals 3,402 sq ft and includes a guest bedroom and bathroom that together total approximately 350 sq ft. Plans for the first floor of the home are attached.

We use this guest bedroom to host family and friends. We are also interested in occasionally renting this guest bedroom short-term with a maximum capacity of 2 guests per stay.

We live on four acres in a rural area that is zoned agricultural and backs up to Newport News Waterworks property (Little Creek Reservoir). The nearest neighboring homes are more than 300 feet away. We have two young children. Keeping a quiet atmosphere here and maintaining good relationships with our neighbors are very important to us.

Our house has a garage and a large, long driveway that can easily allow for parking of at least four more cars in addition to our own vehicles.

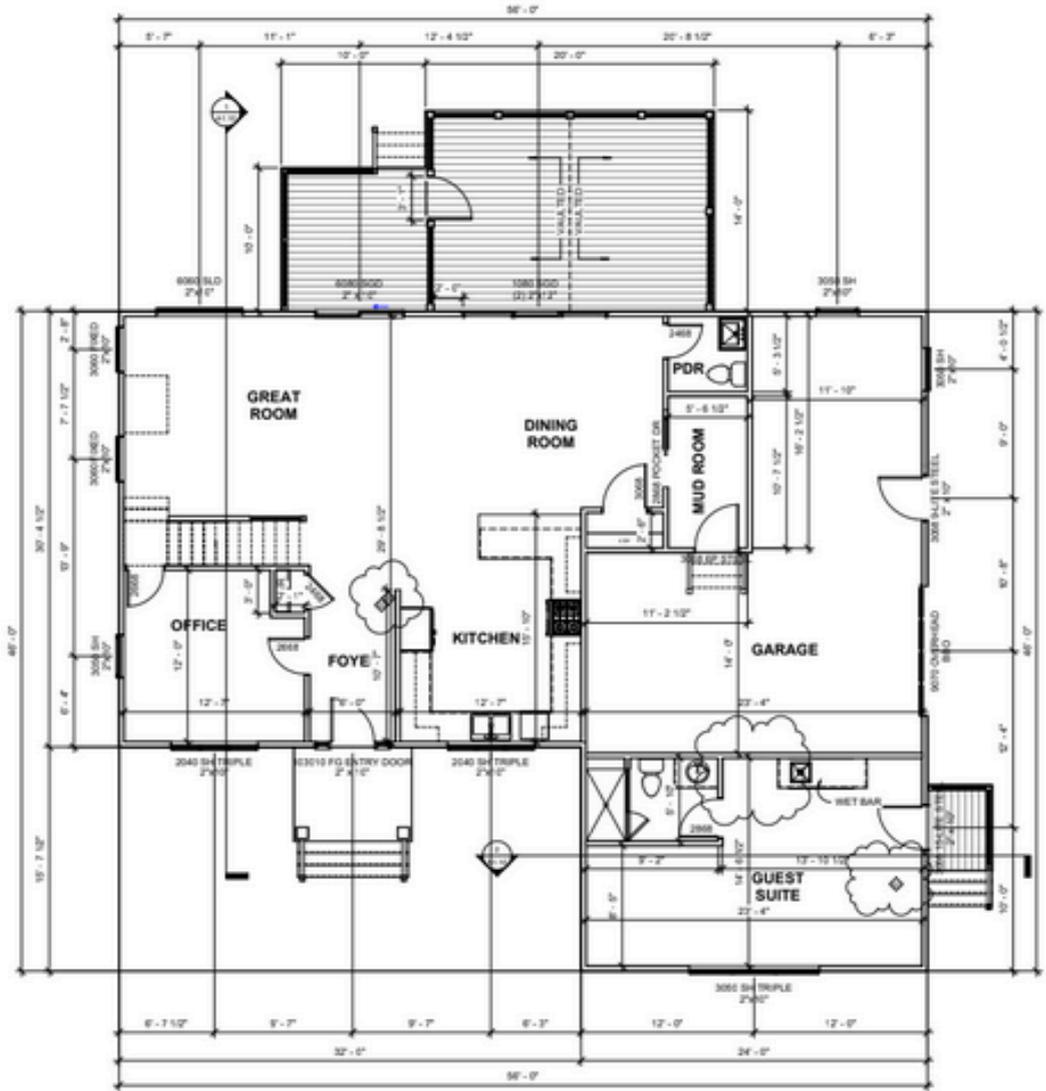
Additionally, we meet James City County's updated requirements for short-term rentals in the 2045 Comprehensive Plan. Our home is:

- Located on designated rural land,
- Located on the edge of an existing platted subdivision,
- Located on a major road, (Little Creek Dam Rd.),
- We will continue to live and reside on the property full-time.

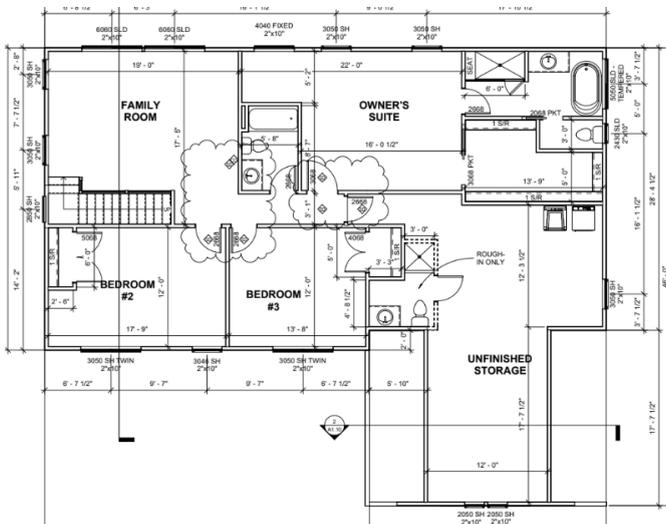
If approved, we will operate with a business license and comply with our State Sales Taxes and monthly James City County Lodging Taxes.

We would be happy to discuss further or answer any questions you might have. Feel free to contact us:

Ana Martinez (804) 300-8474 and Kenneth Fletcher (804) 638-9036



Marked on the above floor plan as "The Guest Suite" located on the first floor of the house approximately 350 sqft. Below shows layout of second floor (personal bedrooms, will not be rented).





Aerial photo shows home and surrounding four acres. Home backs up to Newport News Waterworks/Little Creek Dam reservoir property.

MEMORANDUM

DATE: April 3, 2024

TO: The Planning Commission

FROM: Roberta Sulouff, Senior Planner

SUBJECT: MP-24-0001/Z-24-0004. Ford's Colony Master Plan and Proffer Amendment - 125 Firestone

Ms. Susan Tarley, of Tarley Robinson, PLC, has applied on behalf of the Ford's Colony Homeowners Association (FCHOA) to amend the Master Plan and proffer commitments for 6.76 acres of a 15.26-acre parcel of land located at 125 Firestone (further identified as James City County Real Estate Tax Map Parcel No. 3740100019) (Attachment No. 1).

The existing Ford's Colony subdivision was originally rezoned with proffers to R-4, Residential Planned Community in the late 1980s. Its Master Plan and proffers have been amended several times since its inception, most recently to address changes for the continuing care retirement community (known as Ford's Village) plans in 2022 and prior to that in 2020 in an attempt to address and assess the applicability of any outstanding proffers, many of which date back to 1987 and have either been satisfied or were no longer applicable as the community is very near complete build-out (see "Existing Proffers", Attachment No. 2).

Per the existing proffers, the subject property is to be dedicated to the County for future public use. This requirement was the result of a 1987 proffer amendment (Attachment No. 5), which stated that 6.76 acres of the parcel should be reserved for use by the County for future public safety (fire stations, police stations, etc.) or public utility needs. The remainder of the parcel is categorized as non-residential and is proposed to stay as such. Much of the parcel contains Resource Protection Areas and as such is undevelopable.

The applicant proposes the following changes (see Attachment No. 3) to the existing proffers and adopted Master Plan:

- Sections 2(a) and 2(b): Changing the designation of the whole parcel, including the subject 6.76 acres from "Public Service Area" to "Area J: Non-Residential, Service, and Amenity Site." As such, those 6.76 acres will no longer be dedicated for future County use. The land will remain non-residential but could be future utility and/or amenity space serving the FCHOA instead.
- Section 2(a): update the Land Use Master Plan reference in the proffers to show the updated land use designation.

Staff transmitted this application to other County agencies, such as the Fire Department and the James City Service Authority, for review and did not receive any objections to this recategorization. Additionally, given the limited amount of developable acreage available on this site, and given that most other originally proffered elements are either already in place or were addressed by the 2020 amendment, staff finds the proposed categorization more appropriate in scale and applicability.

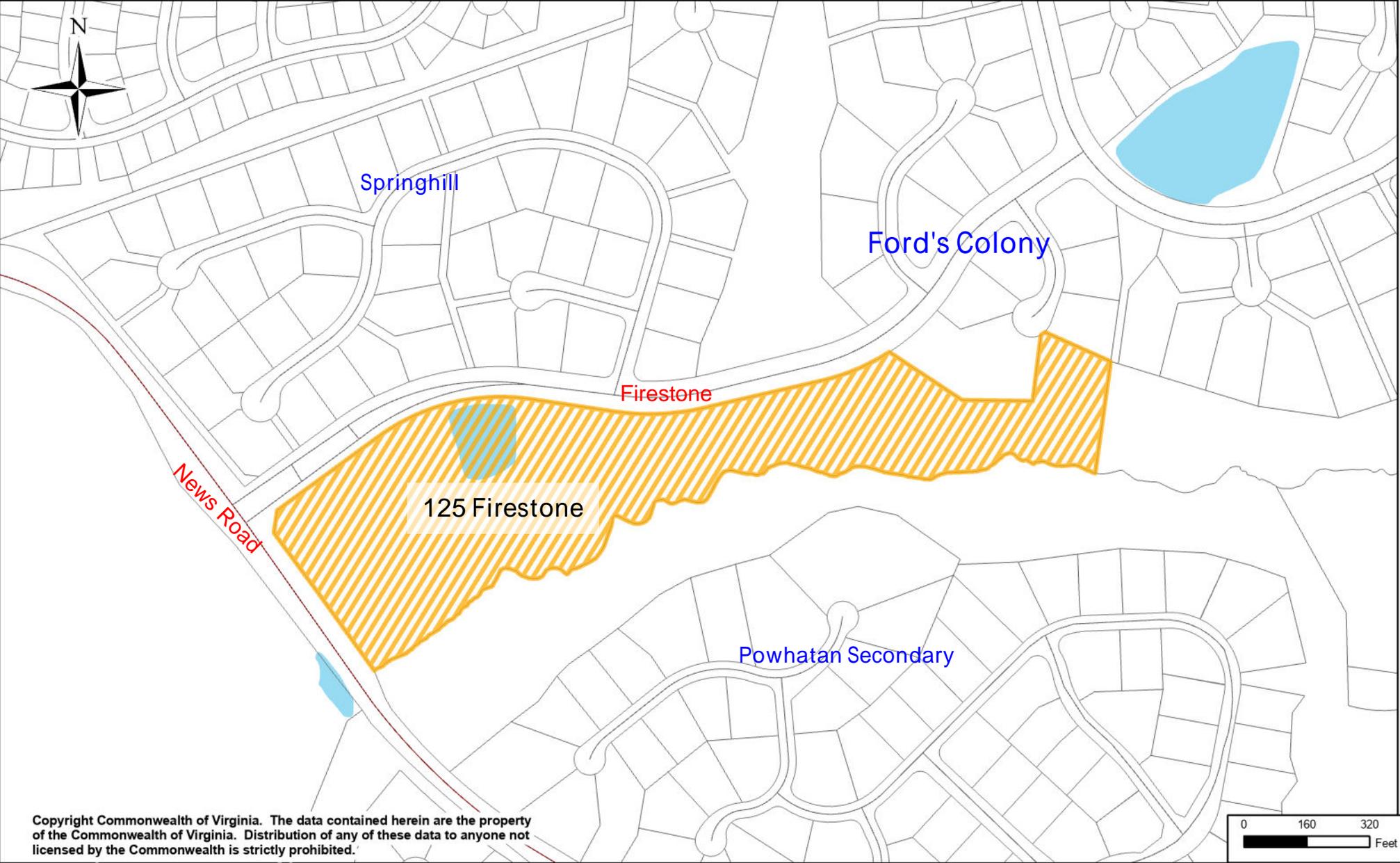
Staff Recommendation

Staff finds that the application is consistent with the Zoning Ordinance and with the 2045 Comprehensive Plan. Staff recommends the Planning Commission recommend approval of the amended proffers to the Board of Supervisors.

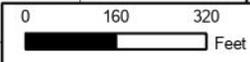
Attachments:

1. Location Map
2. Existing Proffers May 11, 2020
3. Proposed Amended Proffers January 29, 2024
4. Applicant Narrative
5. MP-02-1987, Proffers, Master Plan and Board of Supervisors Minutes

JCC-MP-24-0001/Z-24-0004 Ford's Colony Master Plan and Proffer Amendment



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Tax Map Nos. 3130100053A, 3131700001, 3130100058, 3130100053B

Prepared by:
Susan B. Tarley, Esquire
VSB 28896
Tarley Robinson, PLC
4808 Courthouse Street, Suite 102
Williamsburg, VA 23188

AMENDMENT TO FORD'S COLONY PROFFERS

THIS AMENDMENT TO FORD'S COLONY PROFFERS is made this 11th day of March, 2020 by **FORD'S COLONY AT WILLIAMSBURG HOMEOWNERS ASSOCIATION**, a Virginia nonstock corporation (the "Association"), **REDUS VA HOUSING, LLC**, a Delaware limited liability company ("Redus"), **WINDSOR HEALTHCARE EQUITIES, LLC**, a Maryland limited liability company ("Windsor"), and the **DOROTHEA M. FORD REVOCABLE DECLARATION OF TRUST**, ("Ford"), collectively referred to as the "Parties" and to be indexed as "Grantors" and **JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, to be indexed as "Grantee."

RECITALS:

- A. Realtec, Incorporated, a North Carolina corporation ("Realtec") was the owner and developer of the Ford's Colony at Williamsburg development which contains approximately 2,962 acres and which is zoned R-4, Residential Planned Community, with proffers, and subject to a Master Plan previously approved by James City County.
- B. Realtec developed Ford's Colony in phases over a period of 30 years, with each phase subjected to the Ford's Colony Declaration of Protective Covenants, and each lot owner required to be a member in the Association.
- C. Realtec's authorization to do business in the Commonwealth of Virginia was revoked by the Virginia State Corporation Commission on or about April 30, 2015, and Realtec is no longer involved in the development of Ford's Colony at Williamsburg.
- D. The original proffers for Ford's Colony were made on March 11, 1987 and have been amended and restated many times over the years, including by Amended and Restated Ford's Colony Proffers (1) dated October 1, 1987 and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City (the "Clerk's Office") in Deed

Return to:
James City County Attorney
101-C Mounts Bay Road
Williamsburg, VA 23185

Book 366 at page 512; (2) dated August 26, 1993 and recorded in the Clerk's Office in Deed Book 678 at page; (3) made by Richard J. Ford and dated as of September 29, 1995 and recorded in the Clerk's Office in Deed Book 757 at page 529 (the property subjected to these proffers became owned by Realtec); (4) dated September 29, 1995 and recorded in the Clerk's Office in Deed Book 757 at page 526; (5) dated January 24, 1999 and recorded in the Clerk's Office as Instrument No. 990002925; (6) dated September 20, 2002 and recorded in the Clerk's Office as Instrument No. 020024840; (7) dated as of January 6, 2005 and recorded in the Clerk's Office as Instrument No. 050001465; all of which incorporated the previously adopted proffers (together, the "Existing Proffers").

E. Certain Existing Proffers made by Realtec for Ford's Colony at Williamsburg have not been completed and are considered not warranted or necessary by development build-out.

F. The Existing Proffers run with the land and are binding on Realtec's successors.

G. The Association is the homeowners association for Ford's Colony representing the residential owners.

H. Redus is the owner of certain property located at 245 Ford's Colony Drive, Williamsburg, Virginia 23188, further identified as Parcel ID 3130100053A, and 1000 Eaglescliffe, Williamsburg, Virginia 23188, further identified as Parcel ID 3131700001, upon which a multifamily housing project consisting of sixty (60) residential condominium units is planned.

I. Windsor is the owner of that certain property located at 185 Ford's Colony Drive, Williamsburg, Virginia 23188, further identified as Parcel ID 3130100058, upon which a multifamily housing project consisting of thirty (30) residential condominium units is planned.

J. Ford is the owner of a certain property located at 1051 St. Andrews Drive, Williamsburg, Virginia 23188, further identified as Parcel ID 3130100053B, upon which up to fourteen (14) residential condominium units are planned.

K. The Redus, Windsor, and Ford condominium units referenced above shall be cumulatively referred to, for the purposes of these Amended Proffers only, as the New Condominium Units.

L. The Association and the governing documents for Ford's Colony provide consistency for the continued development of Ford's Colony as originally intended.

M. Ford's Colony has grown from its original proposal as a 1410 acre neighborhood with 1976 residential dwellings and golf courses offering 45 holes of golf to 2962 acres with 3250 residential units, golf courses offering 54 holes of golf with an additional 660 residential units on 140 acres.

N. The Parties propose amending the existing proffers that have not been completed by Realtec. This amendment request does not include any modification or amendment to the Master Plan layout, density, open space or unit count.

O. There are three remaining areas shown as residential on the Master Plan along Ford's Colony Drive which have been made subject to the Ford's Colony Declaration. Mandatory membership in the Association will ensure that those residents on the remaining residential parcels have access to the Association's amenities as well as the rights, privileges, and responsibilities of ownership in Ford's Colony. Mandatory membership in the Association is consistent with the development intent and Master Plan.

P. The Association owns and maintains all the roads and common areas in Ford's Colony, and all residential properties contribute to annual and long-term maintenance through assessments billed equally to all members.

Q. The commercial properties within Ford's Colony include properties owned by ClubCorp NV XV, LLC, Manor Club at Ford's Colony and FRH, LLC. These owners are not members of the Association and their properties are not subject to the Ford's Colony Declaration, however, they are parties to a Shared Maintenance Agreement with the Association in which they contribute to the maintenance of Ford's Colony Drive, and any further commercial development on Ford's Colony Drive will have a responsibility to contribute to the road maintenance.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of the County of James City, Virginia (the "Board"), of the applied for rezoning and acceptance of these Amended Proffers and pursuant to Section 15.2-2302 and Section 15.2-2303 of the Code of Virginia, 1950, as amended, the Parties agree that they shall meet and comply with all of the following conditions in developing Property:

A. **Existing Proffers Retained.** Except as amended herein, the Existing Proffers shall remain in full force and effect and are incorporated into these Amended Proffers by reference.

B. **Amendments.** The Existing Proffers are amended as follows:

1. TERMINATION OF CERTAIN ROAD IMPROVEMENT PROFFERS. Condition 1 of the Ford's Colony Proffers dated March 11, 1987 and attached as Exhibit A to the Restated Ford's Colony Proffers dated October 1, 1987 in James City County Case MP-2-97 and recorded in Deed Book 366, page 512, *et. seq.* shall be replaced and superseded by the following:

(a) The Association will upgrade the main entrance to Ford's Colony at Ford's Colony Drive by extending the stop bar, and striping for a left and right turn lane on the outbound side of Ford's Colony Drive as required by the Traffic Impact Study Update, Ford's Colony Master Plan – Phased Development, James City County, Virginia, prepared by Kimley-Horn and Associates, Inc. dated January 2020 (the "2020 Traffic Impact Study") on the earlier of three (3) years from the approval of these Amended Proffers, or the award of the first certificate of occupancy for the New Condominium Units.

(b) The Association will install a right turn lane from Longhill Road onto Ford's Colony Drive as required by the 2020 Traffic Impact Study on the earlier of three (3) years from the approval of these Amended Proffers, or the award of the first certificate of occupancy for the New Condominium Units.

(c) The Association will dedicate right-of-way as necessary, upon request, to implement the Phase III, Longhill Road Corridor Plan, to the extent the Association is the owner of any property necessary for the right-of-way. The Association shall not be required to purchase any land or acquire any right-of-way across private property nor shall it be required to construct new or remove existing improvements.

(d) All road improvements proffered in the Existing Proffers and constructed as of the date of these Amended Proffers shall remain in place.

2. TRAFFIC IMPACT STUDY. Condition Number 3 of the Ford's Colony Proffers dated March 11, 1987 and attached as Exhibit A to the Restated Ford's Colony Proffers dated October 1, 1987 in James City County Case MP-2-97 and recorded in Deed Book 366, page 512, *et. seq.* in the Clerk's Office of the Circuit Court of James City County, is deleted in its entirety.

3. BIKE LANE. Condition Number 5 of the Amended and Restated Ford's Colony Proffers dated January 24, 1999 and recorded as Instrument No. 990002925 in the Clerks Office of the Circuit Court of James City County is deleted in its entirety.

C. **Supplemental Conditions.** In addition to the Existing Proffers, as amended above, the Parties proffer the following conditions:

1. MEMBERSHIP IN HOMEOWNERS ASSOCIATION. Contingent on plan approval by James City County, all new residential development on the Property shall be subject to mandatory membership in the Association by a Supplemental Declaration of Protective Covenants approved by the Association.

2. UNIT DENSITY; TYPES OF UNITS. The parcel owned by Windsor, Parcel No. 3130100058 is to have up to thirty (30) residential condominium units. The two parcels owned by REDUS VA HOUSING LLC, Parcel Nos. 3130100053A and 3131700001 are to have up to sixty (60) residential condominium units. The parcel owned by Ford, Parcel Number 3130100053B is to have up to fourteen (14) residential condominium units.

SIGNATURE PAGES FOLLOW

The undersigned has executed this Amendment to Ford's Colony Proffers this ____ day of _____, 2020.

WINDSOR HEALTHCARE EQUITIES, LLC

By: William Apollony
William Apollony, Authorized Member

STATE OF MARYLAND
CITY/COUNTY OF ANNE ARUNDEL, to-wit:

I, TAMMY R. BENNETT, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Amended Proffers were executed and acknowledged before me on this 11th day of MARCH 2020 by William N. Apollony authorized signatory for Windsor Healthcare Equities, LLC, a Maryland limited liability company on behalf of the company.

Tammy R. Bennett
Notary Public

My Commission Expires: August 13, 2021
Registration No.

TAMMY R. BENNETT
Notary Public-Maryland
Anne Arundel County
My Commission Expires
August 13, 2021

The undersigned has executed this Amendment to Ford's Colony Proffers this 12 day of MARCH, 2020.

REDUS VA HOUSING, LLC
BY: REDUS PROPERTIES, INC, ITS SOLE MEMBER
By: Ryan Sansavera
RYAN SANSAVERA, ~~Authorized Member~~
VICE PRESIDENT

STATE OF NORTH CAROLINA
CITY/COUNTY OF MECKLENBURG, to-wit:

I, Astghik Vardanyan, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Amended Proffers were executed and acknowledged before me on this 12 day of 03, 2020 by Ryan Sansavera, authorized signatory for Redus Va Housing, LLC, a Delaware limited liability company on behalf of the company.

Astghik Vardanyan

Notary Public

My Commission Expires: 04-03-2022
Registration No. 01815030005



The undersigned has executed this Amendment to Ford's Colony Proffers this 11 day of MARCH, 2020.

FORD'S COLONY AT WILLIAMSBURG
HOMEOWNERS ASSOCIATION

By: [Signature]
_____, President

STATE OF VIRGINIA
COUNTY OF JAMES CITY, to-wit:

I, Amanda Buckley, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Amended Proffers were executed and acknowledged before me on this 11th day of march 2020 by Robert mollier, Authorized signatory for Ford's Colony at Williamsburg Homeowners Association, a Virginia nonstock corporation on behalf of the Corporation.

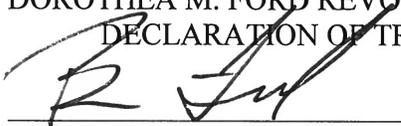
[Signature]
Notary Public

My Commission Expires:
Registration No. 7227942

AMANDA PEARL BUCKLEY
NOTARY PUBLIC
REGISTRATION # 7227942
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
NOVEMBER 30, 2021

The undersigned has executed this Amendment to Ford's Colony Proffers this 11 day of March, 2020.

DOROTHEA M. FORD REVOCABLE
DECLARATION OF TRUST

By: 

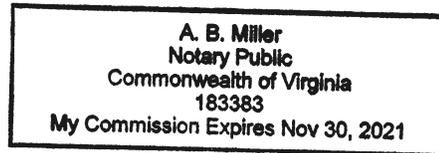
Brian Ford, Attorney-in-fact
for Dorothea M. Ford, Trustee

STATE OF VIRGINIA
COUNTY OF JAMES CITY, to-wit:

I, A. B. Miller, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Amended Proffers were executed and acknowledged before me on this 11 day of March 2020 by Brian Ford, Attorney-in-fact for Dorothea M. Ford, Trustee of the Dorothea M. Ford Revocable Declaration of Trust, on behalf of the Trust.


Notary Public

My Commission Expires:
Registration No.



Tax Map No. 3740100019

Prepared by and return to:
Susan B. Tarley, Esquire
VSB 28896
Tarley Robinson, PLC
4801 Courthouse Street, Suite 122
Williamsburg, VA 23188

AMENDMENT TO FORD'S COLONY PROFFERS

THIS AMENDMENT TO FORD'S COLONY PROFFERS is made this 20th day of March, 2024 by FORD'S COLONY AT WILLIAMSBURG HOMEOWNERS ASSOCIATION, a Virginia nonstock corporation (the "Association").

RECITALS:

- A. Realtec, Incorporated, a North Carolina corporation ("Realtec") was the owner and developer of the Ford's Colony at Williamsburg development which contains approximately 2,962 acres and which is zoned R-4, Residential Planned Community, with proffers, and subject to a Master Plan previously approved by James City County.
- B. Realtec's authorization to do business in the Commonwealth of Virginia was revoked by the Virginia State Corporation Commission on or about April 30, 2015, and Realtec is no longer involved in the development of Ford's Colony at Williamsburg.
- C. There is no successor or assigned developer in control of the Ford's Colony Master Plan.
- D. The original proffers for Ford's Colony were made on March 11, 1987 and have been amended and restated many times over the years, including by Amended and Restated Ford's Colony Proffers (1) dated October 1, 1987 and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City (the "Clerk's Office") in Deed Book 366 at page 512; (2) dated August 26, 1993 and recorded in the Clerk's Office in Deed Book 678 at page; (3) made by Richard J. Ford and dated as of September 29, 1995 and recorded in the Clerk's Office in Deed Book 757 at page 529 (the property subjected to these proffers became owned by Realtec); (4) dated September 29, 1995 and recorded in the Clerk's Office in Deed Book 757 at page 526; (5) dated January 24, 1999 and recorded in the Clerk's Office as Instrument No. 990002925; (6) dated September 20, 2002 and recorded in the Clerk's Office as Instrument No. 020024840; (7) dated as of January 6, 2005 and recorded in the Clerk's Office as Instrument No. 050001465; and (8) dated as of March 11, 2020 and recorded in the Clerk's Office as

Instrument No. 200008078, all of which incorporated the previously adopted proffers (together, the “Existing Proffers”).

E. The Association is the homeowners’ association for Ford’s Colony at Williamsburg representing the residential owners.

F. The Association successfully submitted and obtained approval of the Amendment to Proffers referenced in paragraph D(8) above.

G. The Association is the owner of 125 Firestone, Williamsburg, Virginia, Tax Map No. 3740100019 by virtue of Special Commissioner Deed dated November 28, 2022 and recorded November 30, 2022 as Instrument No. 202216810 in the Clerk’s Office of the Circuit Court for James City County, Virginia. The Special Commissioner Deed resulted from the Decree of Sale and Decree of Confirmation entered in that certain cause styled County of James City, Virginia v. Realtec Incorporated (CL22-612) filed in the Circuit Court for James City County, Virginia. 125 Firestone is zoned R4 and contains a total of 15.26 acres with 6.76 undesignated acres being classified as a Public Service Area.

H. The Association has applied to amend the existing Master Plan to change the existing Master Plan designation of 125 Firestone as shown on the amended Master Plan entitled Land Use Master Plan 2024, Ford’s Colony at Williamsburg, made by AES Consulting Engineers (the “Land Use Master Plan 2024”), to be re-designated as Area J: Non-Residential, Amenity and Service Sites.

I. The Association proposes amending the existing proffers to remove a previously proffered condition that designated 6.76 acres as Public Service Area.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of the County of James City, Virginia (the “Board”), of the applied for Master Plan Amendment and acceptance of these Amended Proffers and pursuant to Section 15.2-2302 and Section 15.2-2303 of the Code of Virginia, 1950, as amended, the Parties agree that they shall meet and comply with all of the following conditions in developing Property:

1. EXISTING PROFFERS RETAINED. Except as amended herein, the Existing Proffers shall remain in full force and effect and are incorporated into these Amended Proffers by reference.

2. AMENDMENT. The Existing Proffers are amended as follows:

(a) ADDITIONAL AMENITY SITES. 125 Firestone, containing a total of 15.26 acres, more or less, as referenced on the attached Land Use Master Plan 2024, Ford’s Colony at Williamsburg made by AES Consulting Engineers (the “Land Use Master Plan 2024”), as the Additional Amenity

Sites with a Number 11 identifying 125 Firestone is re-designated as Area J: Non- Residential, Amenity and Service Site as shown on the Land Use Master Plan 2024.

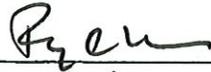
(b) REMOVAL OF PUBLIC SERVICE AREA DESIGNATION. 125 Firestone contains a total of 15.26 acres with 6.76 unspecified acres being designated as Public Service Area. The designation of Public Service Area shall be removed, and the entire site for 125 Firestone will be designated as Area J: Non- Residential, Service and Amenity Site.

3. ASSOCIATION IS NOT DECLARANT. In proposing and participating in the adoption of this Master Plan Amendment, the Association is in no way accepting any responsibility or establishing itself as a successor to the Declarant. The Association has expressly agreed to those certain Proffers set forth as Item B(1) in the Amendment to Ford's Colony Proffers dated March 11, 2020 and recorded in the Circuit Court Clerk's Office for James City County, Virginia as Instrument No. 200008078.

SIGNATURE PAGE FOLLOWS

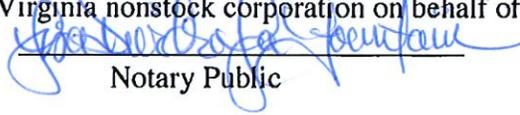
The undersigned has executed this Amendment to Ford's Colony Proffers this 26th day of March, 2024.

FORD'S COLONY AT WILLIAMSBURG
HOMEOWNERS ASSOCIATION

By: 
Roy C. Madsen, President

STATE OF VIRGINIA
COUNTY OF JAMES CITY, to-wit:

I, Lisa Dierdre LaFountain, a Notary Public in and for the jurisdiction aforesaid, so certify that the foregoing Amended Proffers were executed and acknowledged before me on this 26th day of March, 2024 by Roy C. Madsen, Authorized signatory for Ford's Colony at Williamsburg Homeowners Association, a Virginia nonstock corporation on behalf of the Corporation.


Notary Public

My Commission Expires:
Registration No.



January 29, 2024

Paul D. Holt, III, AICP, CNU-A, CFM
Director of Community Development and Planning
101-A Mounts Bay Road
Williamsburg, Virginia 23185

RE: Amendment to Ford's Colony Proffers

Mr. Holt,

Ford's Colony Homeowners Association (FCHOA) requests that James City County approve a Master Plan amendment and amended proffers for the real property commonly identified as 125 Firestone, Williamsburg, Virginia, Tax Map No. 37401000012. A copy of the proposed Amendment to Ford's Colony Proffers is attached hereto as Exhibit A ("the Amendment"). A copy of the Master Plan amendment entitled Land Use Master Plan 2023, Ford's Colony at Williamsburg, made by AES Consulting Engineers, dated 2023 (the "Land Use Master Plan 2023") is attached as Exhibit B. This application is submitted behalf of FCHOA, as applicant.

BACKGROUND

Realtec Incorporated (Realtec), the developer of Ford's Colony at Williamsburg (Ford's Colony), entered into a number of Master Plan Amendments with Proffers with James City County from 1985 - 2008. The community grew from an initial zoning approval of 1410 acres with 1976 residential units and 45 holes of golf to one of 2962 acres with 3250 residential units, 54 holes of golf and a future continuing care retirement community with additional residential units. Throughout that time, Realtec committed to and fulfilled various cash payments, land conveyances, and offsite road and utility improvements as residential development progressed. Today, the vision, design and function for Ford's Colony has been fully implemented and it functions as a vibrant, welcoming and amenity rich community.

In 2020, FCHOA, as the homeowners' association for Ford's Colony at Williamsburg representing the residential owners, applied to amend the Ford's Colony Proffers as Realtec had ceased to do business in the Commonwealth of Virginia, and was no longer involved in the development of Ford's Colony. FCHOA, on behalf of all owners in Ford's Colony, initiated a process to resolve any outstanding proffers and to ensure the control and consistency of quality currently enjoyed in Ford's Colony applied to the few remaining undeveloped parcels. The Amendment to the Ford's Colony Proffers by FCHOA dated March 11, 2020 was approved and recorded in the Clerk's Office as Instrument No. 200008078.

FCHOA has acquired 125 Firestone, a parcel within the boundaries of Ford's Colony to assure that it remains beneficial to the owners in Ford's Colony, with the maintenance of such parcel being performed by the Association.

AMENDMENT TO THE PROFFERS

The Association has applied to amend the existing Master Plan to change the existing Master Plan designation of 125 Firestone to Area J: Non-Residential, Amenity and Service Site, as shown on the Land Use Master Plan 2023, and to remove the designation of 6.76 acres as a Public Service Area.

The items to be amended are found in Sections 2(a) and (b) of the Amendment:

Section 2(a): 125 Firestone, containing a total of 15.26 acres, more or less, as referenced on the attached Land Use Master Plan 2023, Ford's Colony at Williamsburg made by AES Consulting Engineers, dated 9/2023 (the "Land Use Master Plan 2023"), as the Additional Amenity Sites with a Number 11 identifying 125 Firestone is re-designated as Area J: Non-Residential, Amenity and Service Site as shown on the Land Use Master Plan 2023.

Section 2(b) 125 Firestone contains a total of 15.26 acres with 6.76 unspecified acres being designated as Public Service Area. The designation of Public Service Area shall be removed, and the entire site for 125 Firestone will be designated as Area J: Non- Residential, Service and Amenity Site.

Further, Section 3 clarifies that the FCHOA is submitting this amendment as a stakeholder only and is not asserting itself as, or accepting responsibility of, the Declarant.

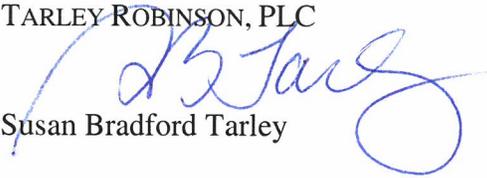
Summary

This proffer amendment is both necessary and appropriate for a neighborhood of the maturity and complexity of Ford's Colony. In agreeing to this amendment, James City County enables FCHOA to continue to provide it's members with a safe, functional and aesthetically pleasing neighborhood. Approval also helps eliminate potential friction points and provides clarity for the use and designation of 125 Firestone, Williamsburg, Virginia.

In the event you have any follow up questions or would like additional details about this amendment, please do not hesitate to contact me.

Sincerely,

TARLEY ROBINSON, PLC


Susan Bradford Tarley

cc: Roy Madsen, President
Drew M. Mulhare, General Manager

Attachment No. 5

MP-02-1987:

*Proffers, Master Plan, and
Board of Supervisors Minutes
re: the addition of the subject
6.76 acres*

RESTATED FORD'S COLONY PROFFERS

THESE RESTATED FORD'S COLONY PROFFERS ("Restated Proffers") are made as of this 1st day of October, 1987, by REALTEC INCORPORATED, a North Carolina corporation, successor by merger to Ford's Colony at Williamsburg, Inc., a Virginia corporation ("Ford's Colony").

RECITALS:

A. By certain proffers dated March 11, 1987, a copy of which is attached hereto as Exhibit "A" (the "Proffers"), Ford's Colony agreed to satisfy certain conditions and obligations in connection with an amendment to its original Master Plan for Ford's Colony (the "Master Plan"). In consideration of the Proffers, James City County (the "County") amended the Master Plan on March 11, 1987. Prior to the March 11, 1987 amendment, the Master Plan had been previously amended on January 28, 1985, April 2, 1985 and February 10, 1986.

B. Ford's Colony is the owner of certain real property in James City County, Virginia (hereinafter referred to as the "Property"), which is more particularly described as follows:

All those certain lots, pieces and parcels of land, situate in Powhatan and Berkeley Districts, James City County, Virginia, set out and shown on a plat hereto attached and made a part hereof, which plat is entitled "1987 MASTER PLAN - FORD'S COLONY @ WILLIAMSBURG, POWHATAN AND BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA," made by AES, a professional corporation, dated July 21, 1987, which lands contain 2,401.41 acres.

C. Pursuant to a proposed Amendment to Master Plan dated July 21, 1987 and submitted to the Planning Commission of the

County on August 25, 1987 (the "Amended Plan"), Ford's Colony has again applied for an amendment to the Master Plan. Under the Amended Plan, the Property, which includes 249 acres not currently included in the Master Plan, would be included in the Master Plan.

D. Ford's Colony wishes to reiterate to the County its agreement to complete and perform its obligations as set forth in the Proffers, as amended hereby, and set forth its agreement to satisfy certain additional obligations.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of the County of James City of the Amended Plan, and pursuant to Section 15.1-491.1 et seq. of the Code of Virginia, 1950, as amended, Ford's Colony agrees as follows:

1) Ford's Colony hereby restates, affirms and ratifies the Proffers in their entirety, which Proffers are specifically incorporated herein by reference, provided, however, that the time limits set forth in Paragraphs 3 and 5 of the Proffers shall begin to run upon approval of this amendment to the Master Plan.

2) Ford's Colony shall convey to the County, within 90 days of receipt by Ford's Colony of a written demand therefor from the County, the additional 6.76 acres of land shown on the plat attached hereto and made a part hereof entitled, "SKETCH OF 6.76 Ac.± PROPOSED ADDITIONAL PUBLIC SERVICE AREA, FORD'S COLONY @ WILLIAMSBURG, BERKELEY DISTRICT, JAMES CITY COUNTY, VIRGINIA," made by AES, a professional corporation, and dated Sept. 18,

1987, (the "Sketch"), as an additional public service area, such conveyance to be made using a metes and bounds description or by reference to an actual plat of survey of the 6.76 acres.

The County shall have the right to construct an access from the 6.76 acres to the proposed 80' right of way shown on the Sketch and any private road built thereon by Ford's Colony at a location to be selected by the County between News Road and the beginning of the 20' scenic easement shown on the Sketch, so long as the 6.76 acres is used by the County as a site for a fire station, emergency services station, police substation, public library or other similar use beneficial to the Ford's Colony at Williamsburg subdivision. Ford's Colony shall also grant the County an easement for ingress and egress over the portion of the proposed 80' right of way between News Road and County's access onto the 80' right of way. If, at the time the County determines to develop the 6.76 acres for one of the aforementioned uses, Ford's Colony has not constructed a private road on the proposed 80' right of way, the County shall have the right to construct a road on such right of way from News Road to the access constructed by the County to the 6.76 acres.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound, has, as of the date first written above, caused

these Restated Proffers to be executed by its duly authorized corporate officer.

REALTEC INCORPORATED, successor
by merger to Ford's Colony at
Williamsburg, Inc., a Virginia
corporation

By: Michael J. Tiernan
Title: Assistant Treasurer

STATE OF VIRGINIA AT LARGE

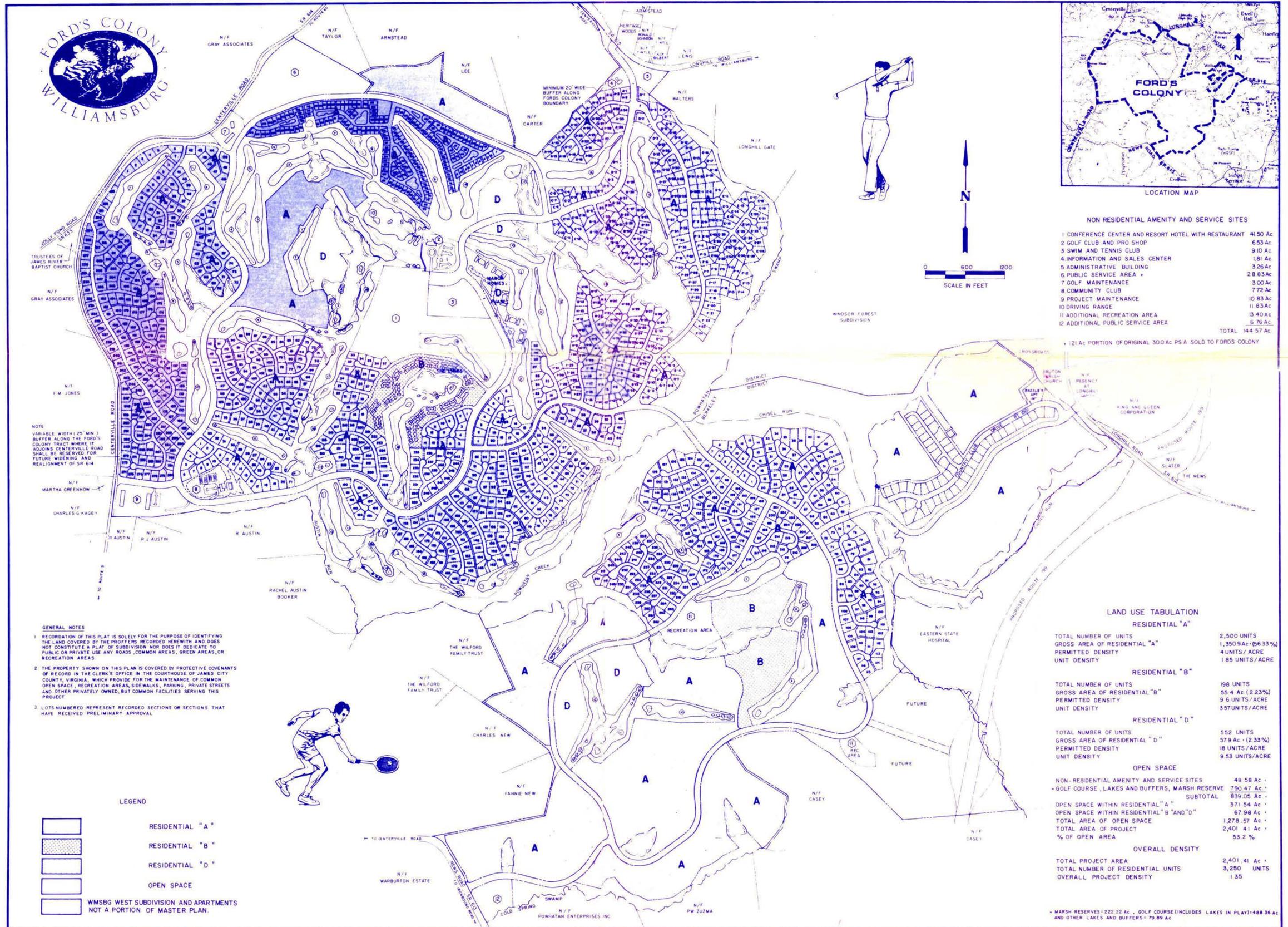
CITY OF WILLIAMSBURG, to-wit:

The foregoing instrument was acknowledged before me this
1st day of October, 1987, by Michael J. Tiernan, Assistant
Treasurer of REALTEC INCORPORATED, a North Carolina corporation,
on behalf of the corporation.

My commission expires: July 4, 1989

Jackie L. Sutton
NOTARY PUBLIC

MP-02-87

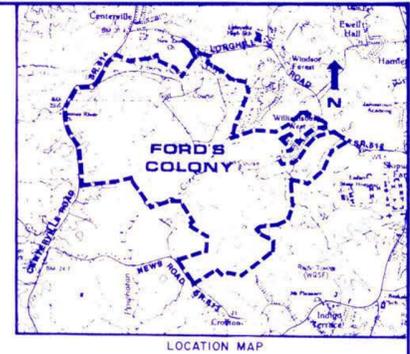


NOTE
VARIABLE WIDTH (25 MIN.)
BUFFER ALONG THE FORD'S
COLONY TRACT WHERE IT
ADJOINS CENTERVILLE ROAD
SHALL BE RESERVED FOR
FUTURE WIDENING AND
REALIGNMENT OF SR 614

GENERAL NOTES
1. RECORDATION OF THIS PLAT IS SOLELY FOR THE PURPOSE OF IDENTIFYING THE LAND COVERED BY THE PROFFERS RECORDED HEREWITH AND DOES NOT CONSTITUTE A PLAT OF SUBDIVISION NOR DOES IT DEDICATE TO PUBLIC OR PRIVATE USE ANY ROADS, COMMON AREAS, GREEN AREAS, OR RECREATION AREAS.
2. THE PROPERTY SHOWN ON THIS PLAN IS COVERED BY PROTECTIVE COVENANTS OF RECORD IN THE CLERK'S OFFICE IN THE COURTHOUSE OF JAMES CITY COUNTY, VIRGINIA, WHICH PROVIDE FOR THE MAINTENANCE OF COMMON OPEN SPACE, RECREATION AREAS, SIDEWALKS, PARKING, PRIVATE STREETS AND OTHER PRIVATELY OWNED, BUT COMMON FACILITIES SERVING THIS PROJECT.
3. LOTS NUMBERED REPRESENT RECORDED SECTIONS OR SECTIONS THAT HAVE RECEIVED PRELIMINARY APPROVAL.

LEGEND

[Pattern]	RESIDENTIAL "A"
[Pattern]	RESIDENTIAL "B"
[Pattern]	RESIDENTIAL "D"
[Pattern]	OPEN SPACE
[Pattern]	WMSBG WEST SUBDIVISION AND APARTMENTS NOT A PORTION OF MASTER PLAN.



NON RESIDENTIAL AMENITY AND SERVICE SITES

1 CONFERENCE CENTER AND RESORT HOTEL WITH RESTAURANT	41.50 Ac
2 GOLF CLUB AND PRO SHOP	6.53 Ac
3 SWIM AND TENNIS CLUB	9.10 Ac
4 INFORMATION AND SALES CENTER	1.81 Ac
5 ADMINISTRATIVE BUILDING	3.26 Ac
6 PUBLIC SERVICE AREA	28.83 Ac
7 GOLF MAINTENANCE	3.00 Ac
8 COMMUNITY CLUB	7.72 Ac
9 PROJECT MAINTENANCE	10.83 Ac
10 DRIVING RANGE	11.83 Ac
11 ADDITIONAL RECREATION AREA	13.40 Ac
12 ADDITIONAL PUBLIC SERVICE AREA	6.76 Ac
TOTAL	144.57 Ac

* 121 Ac PORTION OF ORIGINAL 300 Ac PS A SOLD TO FORD'S COLONY

LAND USE TABULATION

RESIDENTIAL "A"	
TOTAL NUMBER OF UNITS	2,500 UNITS
GROSS AREA OF RESIDENTIAL "A"	1,350.9 Ac (56.33%)
PERMITTED DENSITY	4 UNITS/ACRE
UNIT DENSITY	1.85 UNITS/ACRE
RESIDENTIAL "B"	
TOTAL NUMBER OF UNITS	98 UNITS
GROSS AREA OF RESIDENTIAL "B"	55.4 Ac (2.23%)
PERMITTED DENSITY	9.6 UNITS/ACRE
UNIT DENSITY	357 UNITS/ACRE
RESIDENTIAL "D"	
TOTAL NUMBER OF UNITS	552 UNITS
GROSS AREA OF RESIDENTIAL "D"	57.9 Ac (2.33%)
PERMITTED DENSITY	18 UNITS/ACRE
UNIT DENSITY	9.53 UNITS/ACRE
OPEN SPACE	
NON-RESIDENTIAL AMENITY AND SERVICE SITES	48.58 Ac
GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	790.47 Ac
SUBTOTAL	839.05 Ac
OPEN SPACE WITHIN RESIDENTIAL "A"	371.54 Ac
OPEN SPACE WITHIN RESIDENTIAL "B" AND "D"	67.98 Ac
TOTAL AREA OF OPEN SPACE	1,278.57 Ac
TOTAL AREA OF PROJECT	2,401.41 Ac
% OF OPEN AREA	53.2 %
OVERALL DENSITY	
TOTAL PROJECT AREA	2,401.41 Ac
TOTAL NUMBER OF RESIDENTIAL UNITS	3,250 UNITS
OVERALL PROJECT DENSITY	1.35

* MARSH RESERVES: 222.22 Ac, * GOLF COURSE (INCLUDES LAKES IN PLAY): 488.36 Ac AND OTHER LAKES AND BUFFERS: 79.89 Ac

NO. DATE	REVISION / COMMENT / NOTE



AES, a professional corporation
1761 Jamestown Road
Williamsburg, Virginia 23185
804-253-0040
Engineering, Planning, Surveying



1987 MASTER PLAN
FORD'S COLONY
@ WILLIAMSBURG
OWNER/DEVELOPER: FORD'S COLONY - WILLIAMSBURG, INC.
POWhatan and Berkeley District - JAMES CITY COUNTY, VIRGINIA

Designed	Drawn
LCA/AES	BB
Scale	Date
	JULY 21, 1987
Project No.	
5652	
Drawing No.	
1 of 6	

R E S O L U T I O NBEAUTIFICATION PLANTING PROJECT

WHEREAS, the James City County Board of Supervisors recognizes the need to enhance and preserve the natural beauty enjoyed within the boundaries of James City County; and

WHEREAS, the County has set aside funds through the Environmental Protection account for such purpose; and

WHEREAS, community support has been impressive, both in planning and donations for this project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the use of \$5,000 from the Environmental Protection Fund for this project and appropriates \$1,000 in donations.

Mr. Edwards made a motion to convene into executive session for a legal matter pursuant to Section 2.1-344(a)(6) of the Code of Virginia 1950, as amended, at 7:13 p.m.

On a roll call, the vote was AYE: Brown, Taylor, Mahone, DePue, Edwards (5). NAY: (0).

Mr. Edwards reconvened the Board into open session at 7:19 p.m.

E. PUBLIC HEARINGS

1. Case No. MP-2-87. Ford's Colony Master Plan Amendment

Ms. Monica Lindeman, Interim Planning Director, stated that Mr. Brian Ford has applied on behalf of Realtec, Inc., to amend the approved master plan of Ford's Colony by the addition of 248 acres to the overall project, with 159 acres zoned R-2, Limited Residential, and 59 acres zoned A-2, Limited Agricultural. The total number of units remains the same, but overall density decreases from 1.5 units per acre to 1.35 units per acre.

Ms. Lindeman noted that the proffers are identical to those approved in March 1987 with the exception of the provision of a public service area and access to that site. The master plan amendment does not provide for greenbelts on News Road or Longhill Road. She stated that proffers provide road improvements as each phase is approved, and the amendment generates a seven percent increase in traffic.

Ms. Lindeman further stated that the proposed recreation facilities are acceptable; the water system is adequate, with an agreement between the developer and the James City Service Authority for providing sewer service; drainage is acceptable; and 28.82 acres have been designated for public use in accordance with the ordinance requirement of four acres of public land per 1,000 population.

The Planning Commission unanimously recommended approval with proffers.

Mr. Edwards opened the public hearing.

1. Mr. Vernon Geddy, representative for Ford's Colony, stated that the number of condominiums and townhouses has been reduced by 782, with single-family lots being increased by that number. The change in the golf course configuration will offer an environmental buffer for runoff to Powhatan Creek, and the archaeological survey is going forward under a \$5,000 grant from Ford's Colony, with important data being retrieved. He continued that buffers will be included in the subdivision plats when lots are actually developed, and that 6.75 acres, part of which is not usable due to its proximity to the swamp, will be conveyed to the County.

Mr. Geddy noted that a complimentary letter to Ford's Colony regarding its conservation efforts had been received from the Fish and Wildlife Service, and he requested that the Board approve the master plan amendment.

Mr. DePue asked whether the reasons for having the recreation area close to the Route 199 entrance and the lack of a recreation area near Section 1 were technical or for marketing purposes.

Mr. Drew Mulhare responded that the reasons were primarily marketing, and that an attempt had been made to spread recreation areas throughout the development.

Mr. Edwards questioned whether the reduction of townhouses and increase of detached homes were the result of changes in the developer's plans, marketing, or characteristics of the development.

Mr. Geddy replied that single-family dwellings were in greater demand but that some of the single-family houses will have zero lot lines.

Mr. Mahone mentioned that his concern regarding greenbelts was adequately answered by Mr. Geddy's explanation that the setback will be addressed during the site plan review process.

Mr. Brown summarized that the amendment increases the area by 248 acres, changes some dwelling types, and adds recreation.

2. Mr. Kevin Kelly, Chairman of the James City County Historical Commission, stated that Ford's Colony had been responsive to the recommendation that the most significant of the archaeological sites be excavated. He congratulated Ford's Colony for the actions taken to date.

3. Ms. Carolyn Lowe, 50 Summer East, stated that Ford's Colony had taken steps in responding to citizens' environmental concerns. The citizens are most appreciative of the adjustments in the site plans to reduce the adverse effects on the wetlands and bird habitats.

Ms. Lowe urged the Board to include the protection of natural resources as a part of the subdivision and site plan review process for the best interest of the County and with the support of the general public.

Mr. Edwards closed the public hearing.

Mr. Mahone made a motion to approve the resolution.

Mr. DePue complimented Mr. Paul Small and his firm for an uncomplicated, easy-to-read report. He mentioned that Ford's Colony was proof that standards can be set and met.

Mr. DePue commended the principals of Ford's Colony for their contribution to the community and for the presentation of the proposal.

Mr. DePue stated he would support the motion and that he was looking forward to seeing the Ford's Colony addition.

On a roll call, the vote was AYE: Brown, Taylor, Mahone, DePue, Edwards (5). NAY: (0).

R E S O L U T I O N

CASE NO. MP-2-87. FORD'S COLONY MASTER PLAN AMENDMENT

WHEREAS, Mr. Brian R. Ford has applied on behalf of Realtec, Inc., for an amendment to the approved master plan for Ford's Colony; and

WHEREAS, Section 20-15 of the James City County Zoning Ordinance reserves to the Board of Supervisors the authority to amend a master plan; and

WHEREAS, the James City County Planning Commission has unanimously recommended approval of this amendment; and

WHEREAS, the Planning staff has recommended approval of the amendment with proffers.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve Case No. MP-2-87 and amends the master plan for Ford's Colony consisting of the addition of 248 acres, a redesign of nine golf holes and a revised recreation amenity package as described on the amended plan dated July 21, 1987.

BE IT FURTHER RESOLVED, that the Board of Supervisors accepts the voluntary proffers as part of this application.

Mr. Brown encouraged citizens to continue to speak out on vital issues and compliment others for doing a fine job.

2. Case No. Z-19-87. Edward Katz

Ms. Lindeman stated that Mr. Edward Katz had applied to rezone approximately 2.24 acres from A-2, Limited Agricultural, to LB, Limited Business. A final proffer was received by the Planning Department on Friday, October 2, 1987.

Ms. Lindeman stated that public water is available, but public sewer must be extended by the developer. An area of 38.5 acres directly across News Road is zoned for commercial development, limited to 420,000 square feet. The Planning Commission recommended approval, with proffers, by a 9-1 vote.

Mr. DePue asked what commercial uses were allowed in A-2 zoning with a special use permit.

Ms. Lindeman read a lengthy list of permitted uses from the County Code.

Mr. Brown asked what the staff recommendation was to the Planning Commission.

Ms. Lindeman replied that staff recommended approval.

Mr. Edwards questioned whether an area should be rezoned without a specific use, or merely on the assumption that the area would be used for business. He asked Mr. Martin Garrett, member of the Planning Commission, if the Planning Commission had discussed that aspect of the case.

Mr. Garrett replied that the Commission discussed the Route 199 access, and they were aware of the 38.5 acres zoned commercial.

Ms. Lindeman noted the 38.5 acreage was a part of the Master Plan of Powhatan Planned Community.

Mr. DePue asked whether the County would have more control over the property with LB zoning, or A-2, with a special use permit.

Ms. Lindeman replied LB, with proffers.

Mr. Garrett noted that the Planning Commission discussed the zoning as typical of a transitional area.

Mr. Edwards stated that the County should have an idea of the type of business being considered before rezoning the property.

Mr. Edwards opened the public hearing.

1. Mr. Henry Ertl, 3897 Ironbound Road, spoke in opposition to the rezoning, stating that the area was residential and a business such as a convenience store should not be located on the property.

**SPECIAL USE PERMIT-23-0030. 104 Norge Lane St. Olaf Catholic Church Expansion
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

SUMMARY FACTS

Applicant: Mr. Jason Grimes, AES Consulting Engineers

Landowner: The Catholic Diocese of Richmond

Proposal: To amend the existing Special Use Permit (SUP) to allow for an additional 25,000-square-foot expansion to the existing St. Olaf Church campus, including but not limited to, space for outreach ministry programs, administration space, counseling areas, religious education space, multi-purpose space, and an expanded Parish Hall, as well as additional parking areas.

Location: 104 Norge Lane

Tax Map/Parcel No.: 2320100016

Property Acreage: ± 10.07 acres

Zoning: R-8, Rural Residential and A-1, General Agricultural

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Tess Lynch, Planner II

PUBLIC HEARING DATES

Planning Commission: April 3, 2024, 6:00 p.m.

Board of Supervisors: May 14, 2024, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal will not impact the surrounding zoning and development.
2. With the proposed conditions, staff finds the proposal consistent with the recommendations of the 2045 Comprehensive Plan.
3. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

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

SUMMARY STAFF RECOMMENDATION

Staff recommends approval subject to the proposed conditions.

PROJECT DESCRIPTION

Mr. Jason Grimes, on behalf of St. Olaf Catholic Church, has applied for an SUP to expand the campus of St. Olaf Catholic Church located at 104 Norge Lane (at the corner of Richmond Road and Norge Lane). To accommodate its growing membership, the church would like to expand its facilities in multiple phases. The property currently contains a sanctuary, a commons area, a Parish Hall, a Columbarium, an administration building, parking areas, stormwater management features, and some outdoor spaces used for church functions.

Land Bay 1 on the Master Plan proposes renovations to the existing Building A and/or up to 10,000 square feet of new construction for administrative space, multipurpose space, and/or a new Parish Hall. The current Parish Hall has been deemed to be undersized due to growth in church attendance. Land Bay 2 proposes renovations to and/or demolition of existing Buildings B and/or C and up to 15,000

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-23-0030. 104 Norge Lane St. Olaf Catholic Church Expansion
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

square feet of new construction for administrative space, classrooms, a food pantry, and other outward facing church ministries. The additions are intended to provide space for outreach ministry programs, administration, counseling, and religious education. The proposal would also formalize the location of the Columbarium. The current Columbarium is located to the north of the existing sanctuary, and the expansion will extend towards the rear of the property. The applicant has submitted design guidelines (see Attachment No. 4) with this application to ensure that the future development of the new buildings is compatible with the existing campus appearance.

As stated by the applicant in his Community Impact Assessment (see Page 3 of Attachment No. 5) current parking needs and utilization are sufficient at this time and the proposed building expansion will not generate the need for the expansion of the current parking area except as required for accessibility purposes to the proposed building additions. Given the unknown uses at this time for the building expansion, staff cannot provide a parking analysis and will determine the need for parking at the site plan review phase. The applicant states that parking will continue to be screened from adjacent properties and rights-of-way via appropriate landscaping as detailed in the design guidelines.

PLANNING AND ZONING HISTORY

- There are three previous legislative cases associated with 104 Norge Lane: SUP-0030-2005, Z-0001-2008/MP-0001-08/SUP-0006-08/HW-0002-08, and SUP-0007-2015.
- On December 13, 2005, the Board of Supervisors approved SUP-0030-2005, which allowed the church to complete minor expansions and renovations (no more than an additional 4,000 square feet). These renovations were prohibited at the time as the use was nonconforming.

- On July 22, 2008, the Board of Supervisors approved Z-0001-2008/MP-0001-08/SUP-0006-08/HW-0002-08, which eliminated pre-existing proffers, obtained an SUP to allow for the expansion of the existing church, and obtained a Height Limitation Waiver to allow for the construction of a 90-foot-tall cross spire.
- On February 9, 2016, the Board of Supervisors approved SUP-0007-2015, which amended the adopted conditions for SUP-0006-2008 to allow for revised architectural elevations for the expansion of the house of worship.
- In 2023, the adjacent 0.69-acre parcel (formerly 100 Norge Lane) was acquired by the church and the property lines were extinguished to combine into 104 Norge Lane as approved shown in the approved plat S-23-0027.

SURROUNDING ZONING AND DEVELOPMENT

	Zoning Designation	Existing Land Use	Future Land Use Designation
North	A-1, General Agricultural and B-1, General Business	Peach Street, CSX Railroad	Rural Lands
South	LB, Limited Business, R-2, General Residential, and B-1, General Business	Richmond Road, Norge Dental Center	Neighborhood Commercial
East	A-1, General Agricultural	Norge Dental Center	Economic Opportunity
West	B-1, General Business, M-1, Limited Business/Industrial, and LB, Limited Business	Norge Lane, Single-family housing	Community Commercial, Low Density Residential, Neighborhood Commercial

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**SPECIAL USE PERMIT-23-0030. 104 Norge Lane St. Olaf Catholic Church Expansion
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The proposal is not anticipated to generate traffic exceeding a typical church use. The development occurring would be primarily used for programming and function during the work week. - The subject property is located on a local road.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Bicycle and pedestrian accommodations are not required per the Pedestrian Accommodation Master Plan.
<u>Public Safety</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Fire Station 1 on Forge Road is approximately 2.3 miles from the property. - Staff finds this project does not generate impacts that require mitigation to the County’s Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The property receives public water and sewer. - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the College Creek Watershed.	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The Stormwater and Resource Protection Division has reviewed this application and had no objections. - This project will need to demonstrate full compliance with environmental regulations at the development plan stage, but no other specific environmental impacts have been identified for mitigation. - There are no special flood hazard or Resource Protection Areas on the property.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The subject property has been previously disturbed and has no known cultural resources on-site.

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**SPECIAL USE PERMIT-23-0030. 104 Norge Lane St. Olaf Catholic Church Expansion
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Nearby and Surrounding Properties</u>	<u>No Mitigation Required</u>	- Traffic is anticipated to be typical of a church. The subject property must adhere to the County's Noise Ordinance.
<u>Community Character</u>	<u>No Mitigation Required</u>	- This property is located along a Community Character Corridor.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- Staff is not aware of any covenants or restrictions on the property that prohibit the proposed use.

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

**SPECIAL USE PERMIT-23-0030. 104 Norge Lane St. Olaf Catholic Church Expansion
Staff Report for the April 3, 2024, Planning Commission Public Hearing**

2045 COMPREHENSIVE PLAN

The site is designated Low Density Residential on the 2045 Comprehensive Plan Land Use Map. Places of public assembly are a recommended use in Low Density Residential when the following standards are met:

- i. Maintain the residential character of the area;
- ii. Have traffic, noise, lighting, and other impacts similar to surrounding residential uses;
- iii. Generally be located on collector or arterial roads at intersections;
- iv. Act as a transitional use between residential and commercial areas or, if located within a residential community, be integrated with the residential character of the area rather than altering its nature;
- v. Provide adequate screening and buffering to protect the character of nearby residential areas; and
- vi. Generally intended to support the residential area in which they are located (for Group 2 uses only).

Staff finds that the proposed use is in accordance with this guidance, given the submitted Master Plan and proposed SUP conditions.

Staff finds the proposal is consistent with the recommendations of 2045 Comprehensive Plan.

PROPOSED SUP CONDITIONS

Proposed conditions are provided in Attachment No. 1.

STAFF RECOMMENDATION

Staff finds the proposal compatible with surrounding zoning and development and consistent with the recommendations of the adopted 2045 Comprehensive Plan.

Therefore, staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

TL/md
SUP23-30_104NorgeLn

- Attachments:
- 1. Proposed SUP Conditions
 - 2. Location Map
 - 3. Master Plan
 - 4. Design Guidelines
 - 5. Community Impact Statement
 - 6. SUP-0007-2015

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.

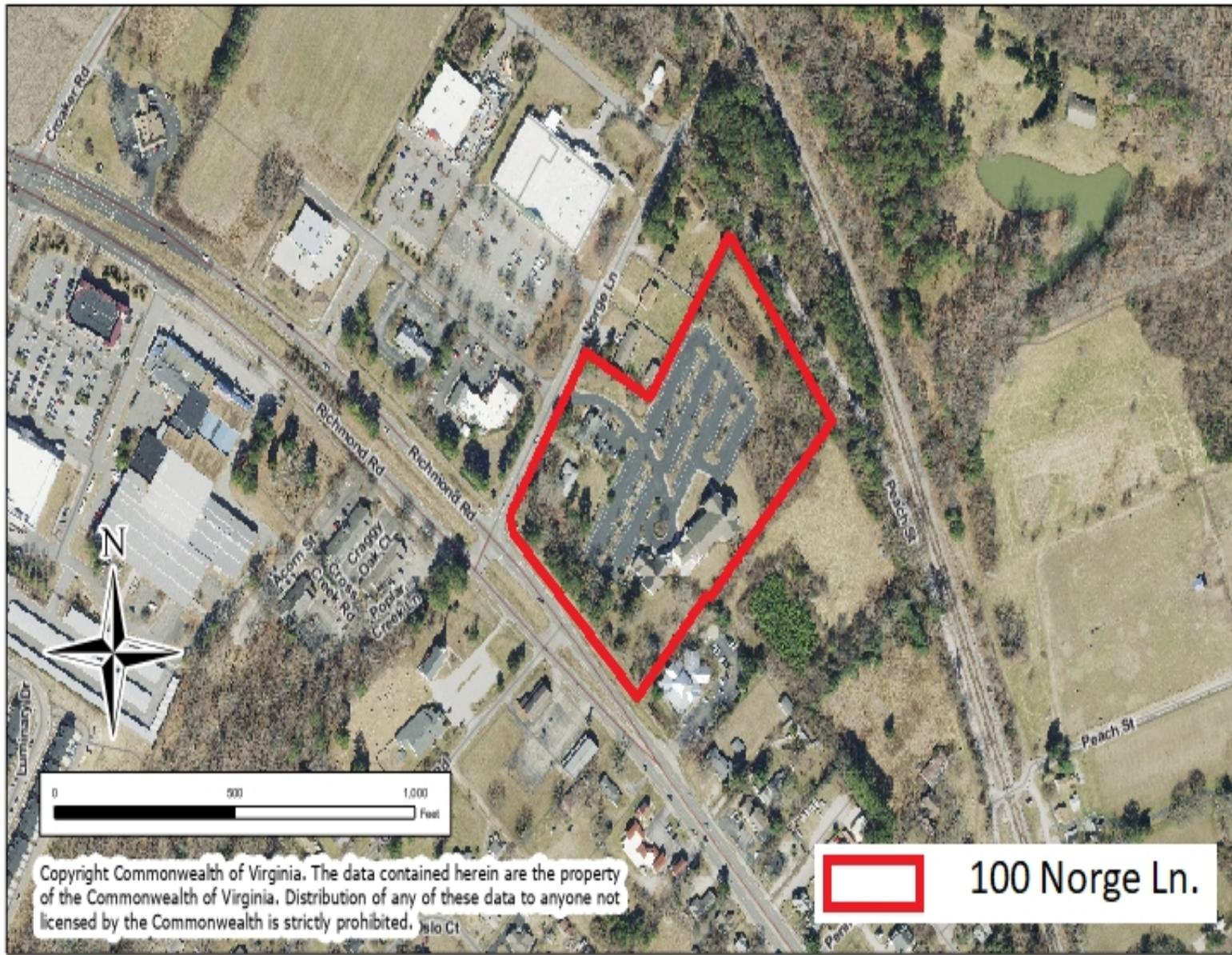
SUP-23-0030 Proposed Conditions

1. Master Plan: This Special Use Permit (“SUP”) shall apply to property located at 104 Norge Ln., further identified as James City County Real Estate Tax Map Parcel No. 2320100016 (“the Property”). This SUP replaces the existing SUP, SUP-0007-2015. The SUP shall be valid for a place of public assembly and accessory uses. All final development plans shall be consistent with the master plan entitled “Special Use Permit For St. Olaf Roman Catholic Church prepared by AES Consulting Engineers dated November 17, 2023 (the “Master Plan”) and design guidelines entitled “Design Guidelines For Future Facilities and Improvements At St. Olaf, Patron Saint of Norway” prepared by the St. Olaf Catholic Church Building Committee, dated November 6, 2023 (the “Design Guidelines”), with any deviations considered pursuant to Section 24-23(a)(2) of the James City County Zoning Ordinance, as amended.
2. The SUP issued herein as part of Case No. SUP-23-0030 shall replace and supersede the SUP issued in Case No. SUP-0007-2015, which shall no longer exist or have any effect.
3. Lighting: Any new exterior site lighting shall be limited to fixtures which are horizontally mounted on light poles not to exceed 25 feet in height and/or other structures and shall be recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher shall extend outside the Property lines. Limited lighting of the church building and the spire (no more than 20 percent of the overall façade) shall be permitted in such a manner that all light will be directed upward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher shall extend outside the property lines. The lighting for the Property shall be in accordance with the Master Plan and shall be reviewed and approved by the Planning Director prior to final site plan approval.
4. Architectural Review: Prior to final approval of any site plan, architectural elevations, building materials, and building colors shall be submitted to the Planning Director or designee for review and approval to ensure that proposed structures on the Property are uniform and compatible in terms of design, scale, materials, and colors with other structures on the Property and consistent with the Design Guidelines.
5. Water Conservation: Water conservation standards shall be enforced on the Property through an agreement with the James City Service Authority. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought-tolerant plants where appropriate, and the use of water-conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. Any changes shall be submitted to and approved by the James City Service Authority.

6. Special Stormwater Criteria (SSC): Required SSC credits shall be based on new development for Land Bay 2, the boundary of which is set forth on sheet 3 of the Master Plan. SSC required credits for Land Bays 1 and 3, the boundaries of which are set forth on sheet 3 of the master plan, shall be based on redevelopment.
7. Playground: Prior to final site plan approval, the existing playground shall be removed or relocated. If relocated, the proposed location is subject to review and approval of the Director of Planning. If a playground is located within one hundred (100) feet from the top edge of any wet pond, then the wet pond must be completely surrounded by a fence at least four feet (4') in height, with adequate gated width for vehicular access to the wet pond for maintenance. The fencing must be of such a material and installed in such a manner as to prevent unauthorized entry into the wet pond area.
8. Commencement for Construction: If construction has not commenced for new development in Land Bay 2, as shown on sheet 3 of the Master Plan, within thirty-six (36) months from the issuance of the SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation has passed required inspections.
9. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

SUP-23-0030

100 Norge Ln. St. Olaf Catholic Church Campus Expansion



ENVIRONMENTAL INVENTORY:

SOILS
 INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA," ISSUED APRIL 1985 BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

THE MAJORITY OF THE SITE HAS BEEN IDENTIFIED AS SOIL TYPE 19B- KEMPVILLE-EMPORIA FINE SANDY LOAM WITH 2-6% SLOPES. THIS SOIL TYPE CONSISTS OF GENERALLY WELL-DRAINED SOILS WITH MODERATE PERMEABILITY AND MODERATE SHRINK-SWELL POTENTIAL.

THE FOLLOWING SOIL TYPES ARE ALSO PRESENT ON SITE:

- 29A- SLAEGE FINE SANDY LOAM, 0-2%
- 34B- UCHEE LOAMY FINE SAND, 2-6%
- 20B- KEMANSVILLE LOAMY FINE SAND, 2-6%
- 34C- UCHEE LOAMY FINE SAND, 6-10%
- 31B- SUPFOLK FINE SANDY LOAM, 2-5%

WETLANDS
 PROPERTIES PREVIOUSLY DEVELOPED AND NO WETLANDS KNOWN TO BE ON SITE

SLOPES
 THERE ARE NO SLOPES IN EXCESS OF 25% ON THIS SITE.

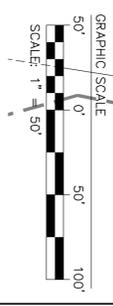
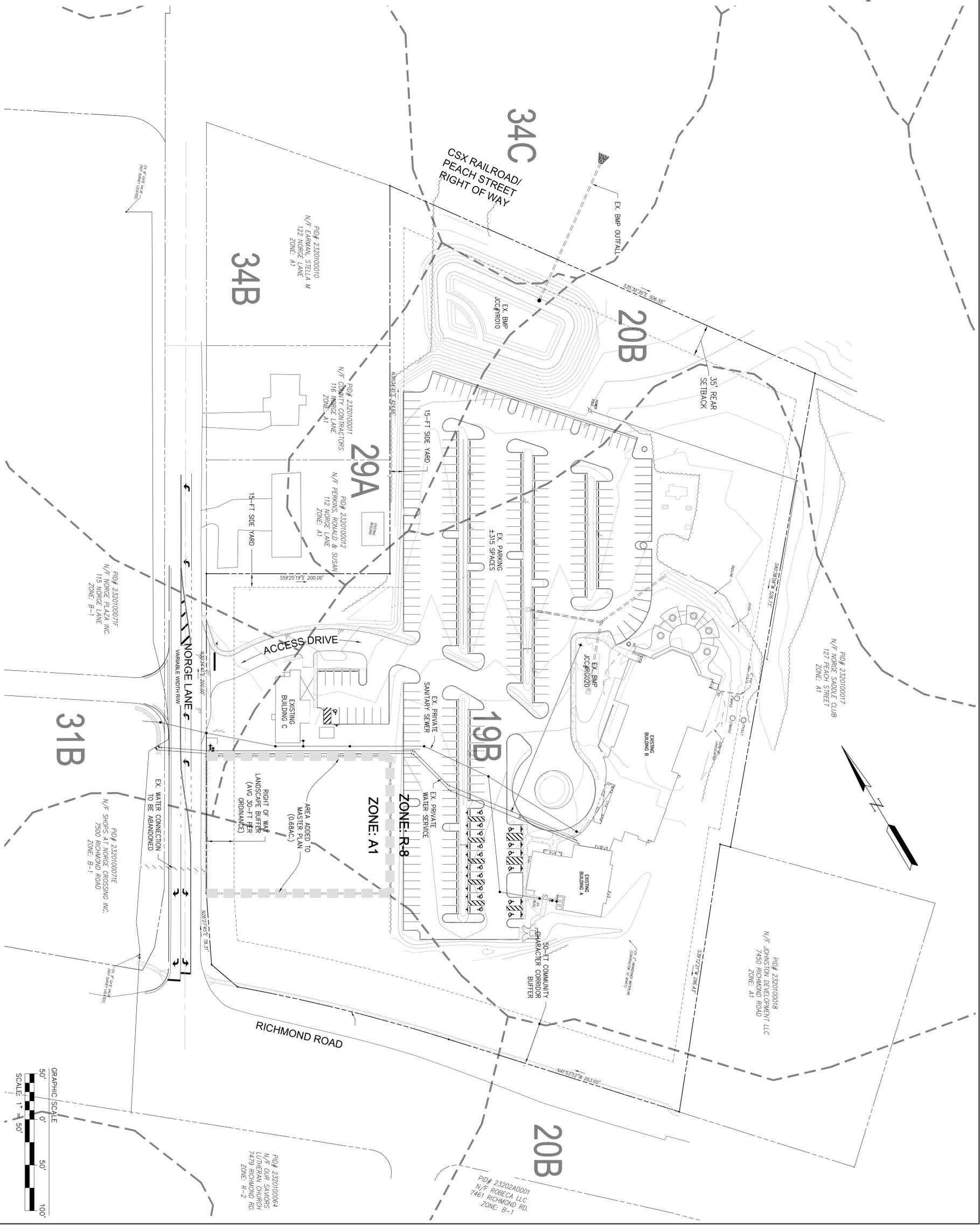
FLOOD ZONE
 THIS PROPERTY LIES IN F.I.R.M. ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS SHOWN ON COMMUNITY PANEL # 51098C0107D EFFECTIVE 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.

PROTECTED SPECIES
 THERE ARE NO KNOWN RTE SPECIES OR SMALL WHORLED POSONIA POPULATIONS ON THIS SITE.

WATERSHED INFORMATION
 THE MAJORITY OF THE SITE DRAINS TO THE YORK RIVER VIA THE FENTON MILL POND/SKIMMO CREEK WATERSHED A SMALL PORTION OF THE SITE ALONG RICHMOND ROAD DRAINS TOWARD YARMOUTH CREEK.

ENVIRONMENTAL INVENTORY IMPACTS	
TOTAL WETLANDS:	NONE ON SITE
TOTAL SHORES:	NONE ON SITE
NON-TOTAL WETLANDS IN RPA:	NONE ON SITE
100 FT RPA BUFFER:	NONE ON SITE
NON-TOTAL WETLANDS IN RMA:	NONE ON SITE
IMPACTED 25% SLOPES:	NONE ON SITE

NOTE: INFORMATION ON THIS DRAWING IS COMPILED FROM SURVEYS PERFORMED BY AES CONSULTING ENGINEERS

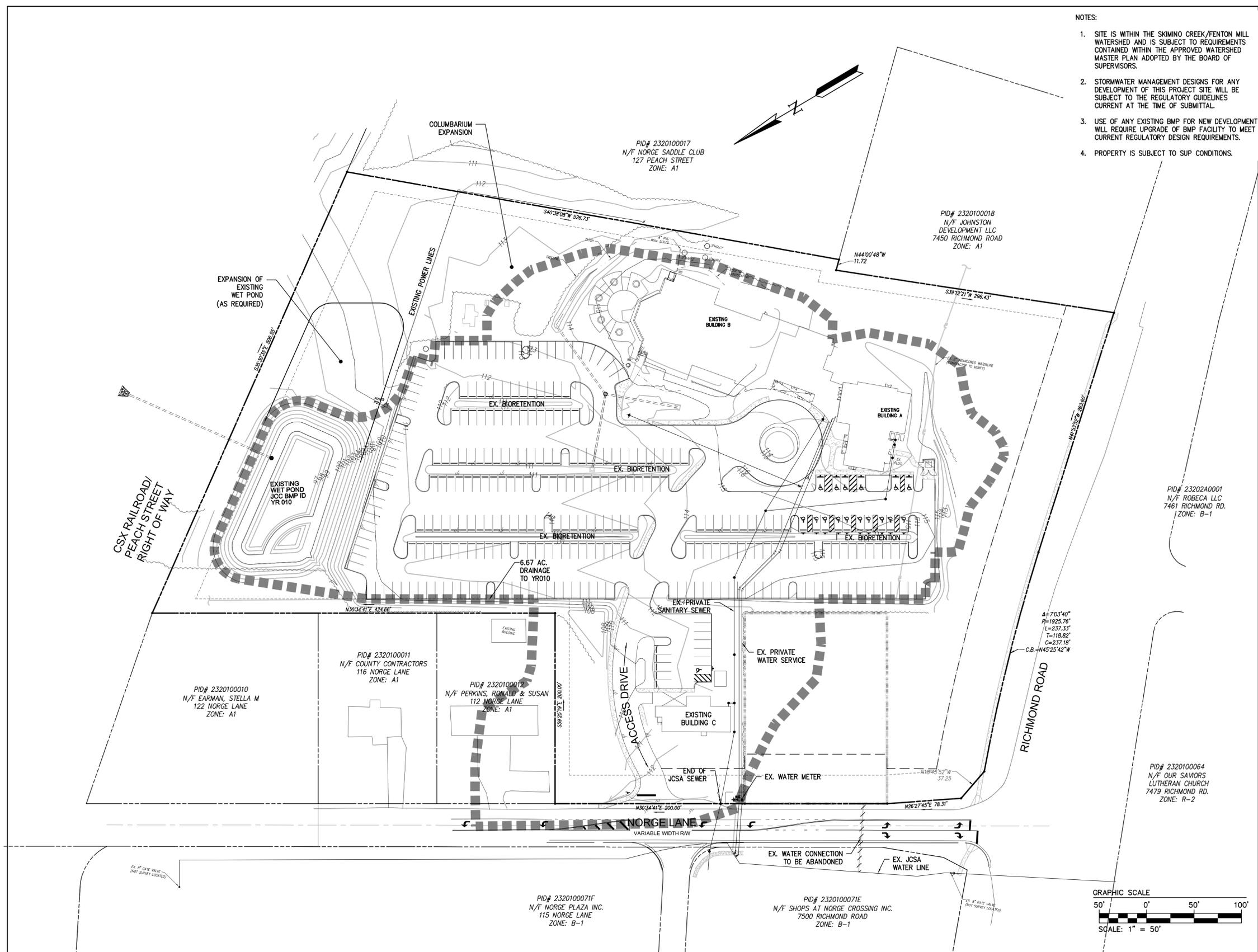


SPECIAL USE PERMIT FOR
ST. OLAF CATHOLIC CHURCH
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

AES
 CONSULTING ENGINEERS
 5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
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 Hampton Roads | Central Virginia | Middle Peninsula

Rev.	Date	Description	Reviewed By
1	1/11/24	REVISED PER JCC COMMENTS	JAG

Project Contacts: JAG
 Project Number: 8882408
 Scale: 1"=50'
 Date: 1/18/23
 Sheet Title: ENVIRONMENTAL INVENTORY
 Sheet Number: 2 of 4



Rev.	Date	Description	By
1	11/1/24	REVISED PER JCS COMMENTS	JAG

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AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

SPECIAL USE PERMIT FOR

ST. OLAF CATHOLIC CHURCH

STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: JAG
Project Number: 9882-08
Scale: 1" = 50' Date: 11/8/23
Sheet Title: CONCEPTUAL SWM & UTILITIES PLAN
Sheet Number: 4 of 4

Design Guidelines
For
Future Facilities and Improvements
At
St. Olaf, Patron Saint of Norway

104 Norge Lane
James City County, Virginia



November 6, 2023

Prepared for:

Saint Olaf Catholic Church

Prepared By:

St. Olaf Catholic Church Building Committee

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Introduction

These Design guidelines are intended to provide an overview of the existing site and facilities at St. Olaf Catholic Church, Patron Saint of Norway, in Norge, Virginia and to provide design and aesthetic guidance for proposed improvements and facilities that will be considered for the site over time. The Catholic Diocese of Richmond has owned this site since 1989 and the St. Olaf Catholic Church remains active in its use of the property and plans to remain and expand in this location. The community has grown from an initial group of 50 families thirty years ago to 1140 families currently.

Existing Site Description

The property currently consists of a single parcel of land, already significantly developed. This parcel is comprised of both 104 Norge Lane, zoned R-8, and the former 100 Norge Lane, still zoned A-1.



The former 100 Norge Lane recently had its interior property lines abandoned by a plat of lot line extinguishment (Co. Plan #S-23-0027). It previously contained a single-family home which was demolished in the summer of 2023 because it was not deemed suitable for long term use or expansion. The A-1 zoning of 100 Norge Lane requires a 15-foot deeper setback from Norge Lane than the larger portion of the property zoned R-8.

The combined parcel is home to the Sanctuary, a Commons Area, and a Parish Hall – each component was built over time but are interconnected and functioning as one facility. This parcel also contains the recently constructed Phase 1 Columbarium, parking area for the buildings, storm water management features, some outdoor spaces used for church functions and some undeveloped areas. Also a part of this parcel is the Administration Building for the church, located at Norge Lane and the entrance to the church property, housed in what had been a single family home located on the site. The overall property of St. Olaf Church is only accessed from Norge Lane.

The initial construction on the site was the Parish Hall, completed approximately 25 years ago, and consisting of approximately 5,000 square feet. An addition consisting of the Commons Area was added approximately 10 years ago, and the most recent addition was the Sanctuary, completed approximately 4 years ago, and consisting of approximately 16,000 square feet and able to seat 750 for Mass. Parking areas and related site features were added over the years to accommodate the expanding facilities and parish community.

Neighborhood Characteristics

The subject property is located on the northeast corner of the intersection of Richmond Road, a major four-lane highway, and Norge Lane, a two-lane road terminating approximately 1000 feet from Richmond Road. Near its terminus, Peach Street (a two-lane gravel road) intersects with Norge Lane and provides a vehicular connection from Norge Lane to Peninsula Street in the Norge community. The site is within the Norge Community Character Area, as designated by James City County.

The north side of the property borders on Peach Street, which abuts the CSX railroad tracks in an area that is largely wooded and undeveloped.

The east side of the property abuts the Norge Dental Center, which includes a two-story main structure providing dental services and an additional structure currently under construction to support the main building.



The south side of the property borders Richmond Road, and features a 50-foot landscaped buffer area comprised of a mixture of trees, shrubs, lawn and ground cover consisting largely of managed grass and ivy. A number of large mature trees in this area have been overtaken by ivy which has weakened them and will soon lead to their demise if these trees are not earlier felled intentionally.



The west side of the site abuts Norge Lane. On the west side of Norge Lane is a shopping center which includes three single story retail and office structures. Recently, a previous grocery store has been redeveloped into office space and a child-care facility.



The community of Norge has a unique identity within James City County and owes its existence to the construction of the railroad in the late 1800's and the related arrival of Norwegian settlers who had relocated from the American mid-west. The word "Norge" derives from the Norwegian spelling of the country Norway. The Richmond Diocese chose to honor this history when the parish was formed, naming it after the patron saint of Norway, St. Olaf.

Development Opportunities

There are several areas on the site that can support additional building development and associated parking for accessibility and convenience for church activities. Activities may

include outreach ministry programs, administration space, counseling areas, religious education space and an expanded Parish Hall.

Use of the Sanctuary space for Mass and other liturgical services requires by far the most parking of any use or combination of uses of the property. Because Mass and liturgical services held in the Sanctuary are the most important function of the site, no other significant uses or programs occur at the same time. Existing parking exceeds County requirements for the Sanctuary space and Mass services so no future parking expansion is required. Additional parking for accessibility and convenience may be proposed to support future buildings, building additions or renovations.

To the north of the existing Sanctuary is the newly constructed Phase 1 of the St. Olaf Columbarium. Based on the floor plan of the Sanctuary and the distance to other uses within the building, this area was not deemed viable for any new building facilities. But the church believed it to be an ideal location for the Columbarium and associated passive, contemplative space given its proximity to the Sanctuary and its relative quiet as it is buffered from Route 60 traffic noise by the Sanctuary. Future phases of the Columbarium will extend away from the Sanctuary and the Phase 1 Columbarium towards the rear of the property, as depicted on the Master Plan.



Illustrative Rendering



(Phase 1 Columbarium, recently completed construction)

To the south and east of the current Parish Hall are lawn and open areas currently used for seasonal religious events, but largely unused. The existing Parish Hall has served the church community well for years but has been deemed to be undersized given the increase in parish families and needs.



Based on this, the current lawn areas provide the space to either enlarge the existing Parish Hall or to allow for a new Parish Hall to be constructed in place of or adjacent to the existing Hall. Preliminary planning for such an expansion is in the early stages; construction is not expected to occur for at least 5 to 7 years. This area is adjacent to the existing Norge Dental Center. There are no building entrances to the Dental Center that face the church, and based on normal operating hours for both locations, there would be very few times that events would occur on both properties simultaneously.



The western side of the property features the previously mentioned single family homes that are part of the church property (100 Norge lane brick home, pictured at left, recently demolished), an entrance onto Norge Lane (the only current entrance to the site) and several other independently owned, residential structures on the northern end of Norge Lane.

The area fronting on Norge Lane and encompassing the current Administration Building is being considered for a new structure or structures that would contain community outreach spaces, administration space, religious education space, and related uses. Development of this area will continue to honor the 50-foot landscape buffer to Richmond Road and in so doing will help to.

- Isolate new structure(s) from Richmond Road noise
- Maintain a generous buffer consistent with the goals of the Norge Community Character designation.
- New structure(s) will be reasonably adjacent to the existing parking areas.
- Create an edge to the church property along Norge Lane and help to define spaces on the existing site for outdoor activity areas.

New structure(s) in this area of the site required that the existing structure at 100 Norge Lane be removed. The cost of required improvements and upgrades, the lack of accessibility both getting into the building and circulating within it, and the configuration of the floorplate

led the church to abandon any prior intentions of repurposing the structure and to demolish the structure in the summer of 2023.

In order to make a physical connection to the existing facilities, sidewalks and covered walkways may be considered between future structure(s) in this area and the existing Parish Hall. Any connection will respect the existing buffer and complement the current uses and structures along Richmond Road.

Proposed Building Massing and Features

Design of new structures on the site should be guided primarily by the existing Sanctuary, Commons Area and Parish Hall structures and also be complementary to neighboring facilities.

As the spiritual and architectural focal point of the property and the St. Olaf community, the Sanctuary will always be the most prominent feature of the site, reinforced by the Sanctuary's size and height. Any proposed facilities will complement the Sanctuary in materials used, in the scale and form of new structures, and their placement on the property. Future structures should not exceed two stories in height, and should be designed to appear smaller in scale relative to the Sanctuary. If larger facilities are considered, they should be designed to appear as several smaller buildings rather than a larger facility, using alternating setbacks and/or building materials or incorporate forms that downplay the size.

The existing buildings on the site feature a combination of brick veneer, horizontal siding, sloped shingle roofs, and conservatively sized windows. Future buildings will continue these architectural traditions on the site.

Preferred Wall Materials

- Brick veneer used in a running bond pattern (the existing Sanctuary features other bond patterns, which should remain a feature of only the Sanctuary).
- Stone trim
- Cellular PVC Trim
- Cementitious Siding with a relief of 5/8" or more.
- Vinyl or aluminum siding will be strongly discouraged, and only considered for structures that are clearly accessory in use and function and which can be effectively screened from adjacent road rights-of-way.

New roof areas should feature slopes and materials compatible with the existing buildings. The existing buildings feature architectural grade, fiberglass shingles on a medium slope (approximately 6 in 12 to 9 in 12). Most existing roofs are gable shaped. Small areas of flat roofs do exist onsite, but these are generally not easily visible from parking areas and major entrances.

Preferred Roof Materials

- Architectural grade shingles, asphalt/fiberglass construction
- Gutters and downspouts should be copper or aluminum, in a round or box shape.
- Flat or low sloped roofs are discouraged or should be concealed from view with a parapet.

Other Exterior Elements

- Columns, if used, should match existing columns on site in style, but be sized smaller than the existing.
- Chimneys are not anticipated but should be brick or stucco if used.
- Stairway and ramp elements such as posts and balusters should be painted metal.
- Awnings and canopies if used, should be canvas on a metal structure.
- Solar roof features, if used, should be placed on roof areas away from street views, if practicable.

Signage

- An existing monument identification sign is located at the northeast corner of Richmond Road and Norge Lane. While no additional signs of this type are anticipated, expansion of signage consistent with County Ordinance allowances may be pursued as future development progresses
- Directional signage on site should be the minimum necessary to safely and efficiently direct motorists to various components of the site.



Windows

- Windows in new facilities should be sized conservatively and reflect the styles of existing windows on site. Clad windows, in metal or composite materials should be favored over wood windows. Windows should include mullions to create the appearance of smaller panes of glass rather than large glass areas.

Roof Top Features

- The Sanctuary features a lighted cupola that should remain the only roof top feature of this type on the campus. If other roof top features are planned, they should clearly be secondary in size and architectural detail.

Mechanical Units and Electrical Equipment

- All exterior units should be placed to minimize their visibility on site and to adjacent properties and rights-of-way and screened by materials, both vegetative and man-made, that are compatible with the building they are serving.

Site Access and Parking

The existing parking areas, enlarged and improved over time, provide an adequate number of spaces to serve the largest use on site, which is Mass or other liturgical services celebrated in the Sanctuary. The number of spaces required was determined by the Catholic Diocese of Richmond, who review improvements on the property. The number of spaces required by the Diocese exceeds those required by County standards. As previously noted, no other significant uses or activities will be conducted on site while Mass or other liturgical services are in progress, whether in existing or future structures planned for the site.

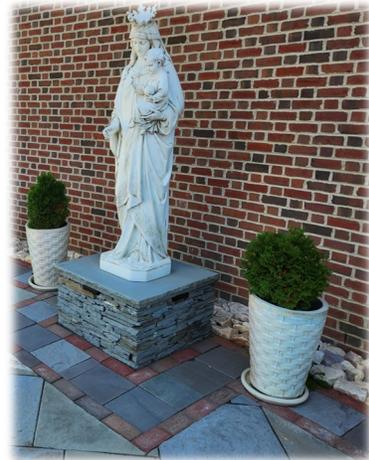
The parking is currently accessed through a single entrance on Norge Lane. A separate, small residential driveway previously served the single-family home located at 100 Norge Lane. This driveway entrance has been abandoned together with the demolition of the home previously located there.

Landscaping, Plantings and Outdoor Areas

The existing landscaping on the site is a mixture of native trees and ground cover in some areas, minimally maintained semi-natural areas, and formal landscaped areas generally around the existing buildings. The initial landscaped areas were installed in accordance with County standards at the time and have since grown and matured. The landscaping is primarily maintained by contracted, commercial firms, but parish volunteers also assist with ground maintenance and upkeep from time to time.

Small areas of landscape highlights have been developed over the years that include memorial seating areas, a rain garden with a religious statuary, and a children's playground structure. In total, these do not occupy a significant amount of space relative to the entire site but do add to the character to the area and are enjoyed by the parishioners. While one or more of such areas may need to be removed or relocated to accommodate future buildings and support facilities such as parking and pedestrian walkways, it is anticipated that similar small areas will continue to be part of the tapestry that is the church's built and natural environment.

Outdoor activity areas are a part of the current site and it is anticipated these will continue and that others could be added. These areas tend to be used for seasonal events and may contain small sized items of a religious nature, but that are not permanent structures.



Future Landscaping and Hardscaping

Building Perimeters - Landscaping at buildings shall meet or exceed the requirements as specified in the JCC Zoning Ordinance, Division 4, Section 24-97.

Parking layout and landscaping is to comply with the requirements of the relevant landscape standards of the James City County Ordinance (Article II, Division 4). Where hedges are used to screen parking lots along the perimeter of the site, plant materials shall be planted at an installed height of 30".

The predominant tree type used within parking lots shall be deciduous shade trees. Evergreen trees shall be provided where additional screening is desirable. All deciduous trees in parking lots shall be a minimum of 1-1/2" caliper at installation.



Street Furnishings, including street and parking lot light fixtures, benches, trash receptacles, bike racks and bollards, shall include selections comparable or complementary to those furnishing already existing on the site.



Future Site Lighting

Site Lighting shall consist of two different types of fixtures:

Lighting for parking and security - this lighting is for general visibility and security and should be tall and pole-mounted (consistent in size, design and illumination with existing parking and security lighting), delivering a general lighting level as required or recommended by local law enforcement or Diocesan site safety standards.



Lighting for pedestrians should consist of decorative building mounted fixtures, bollard-type fixtures and/or pedestrian scaled streetlamps (maximum pole height of 16'). These fixtures are intended to reinforce the overall architectural expression of the buildings and should be arranged to help guide pedestrian movement about the site.

Site light fixtures shall include selections from or comparable or complementary to those items already existing on the site.

Community Impact Statement

For

**St. Olaf Roman Catholic Church Expansion
at 104 Norge Lane**

November 6, 2023

Prepared By

**AES Consulting Engineers
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040**

Prepared For

**St. Olaf Roman Catholic Church
104 Norge Lane
Williamsburg, Virginia 23188
(757) 564-3819**

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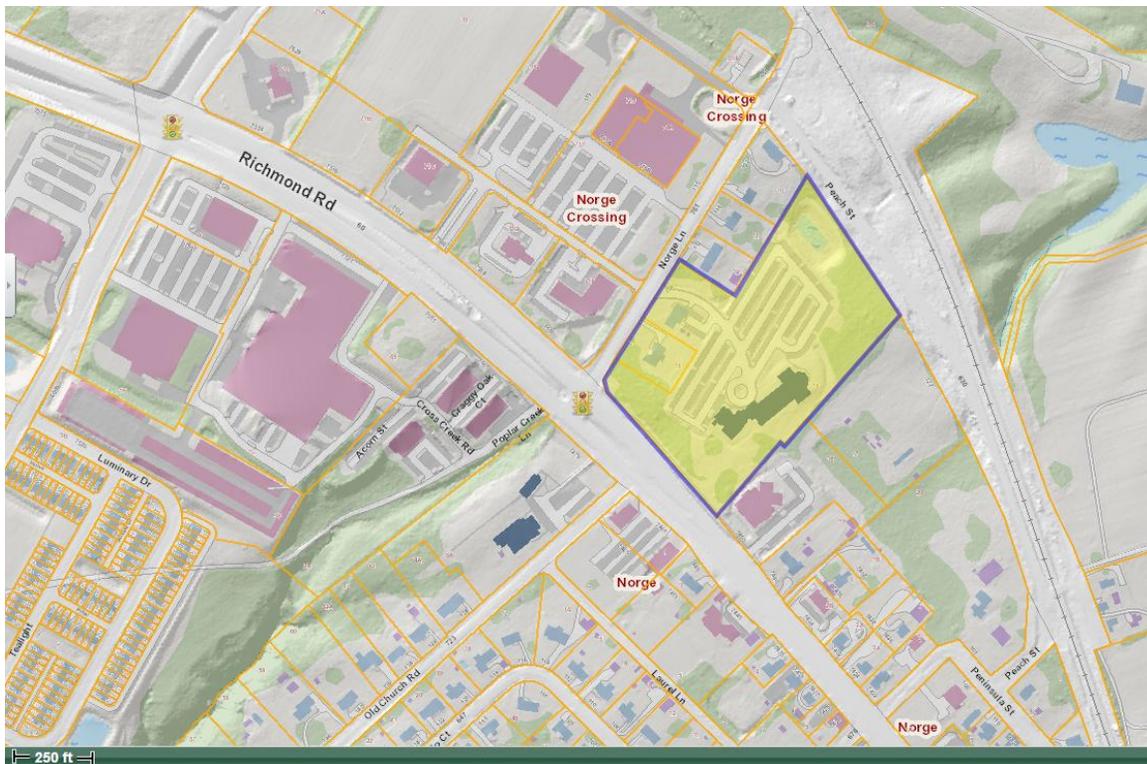
FIGURES:

VICINITY MAP	1
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I. THE PROJECT TEAM

The following organizations are involved in the planning and development of the 10.07 ± acre property:

Property Owner	Catholic Diocese of Richmond - Richmond, VA
Applicant	AES Consulting Engineers - Williamsburg, VA
Architect	Guernsey Tingle - Williamsburg, VA
Civil Engineer	AES Consulting Engineers - Williamsburg, VA
Land Planning/ Landscape Architect	AES Consulting Engineers - Williamsburg, VA



VICINITY MAP:
Scale: 1" = 250'

II. INTRODUCTION & PROJECT DESCRIPTION

Introduction

On behalf of St. Olaf Roman Catholic Church and the Catholic Diocese of Richmond, AES Consulting Engineers respectfully requests a Special Use Permit (SUP) to facilitate a multi-phase expansion of facilities at the St. Olaf campus. The proposed expansion includes building additions, reconfiguration/expansion of the parking facilities, and upgrades to the existing on-site storm water management system.

The property is comprised of a single parcel, comprised of the former 100 Norge Lane (parcel lines abandoned per plat (Co. Plan # S-23-0027), zoned A-1, and 104 Norge Lane, zoned R8. The parcel totals 10.07 ± acres. The parcel is served by public utilities which are adequate to meet the demands of the proposed expansion. For more details, please see the section of this report titled “Water and Sanitary Sewer”. The site is within the Primary Service Area (PSA).

History of Prior Legislative Approvals

In 2005, this majority of the property was granted a Rezoning to R-8 (Z-07-94) with proffers to bring the existing church facility into conformance with the zoning ordinance and a Special Use Permit (SUP-30-05) to permit the church to expand and renovate its existing facilities. On July 22, 2008 the Board of Supervisors approved a subsequent request (Z-0001-2008/MP-0001-2008/SUP-0006-2008/HW-0002-2008) to eliminate the prior proffers, to re-configure proposed building expansions, to accept special use permit conditions governing the use and development of the property and to remove the UNOS conservation easement previously recorded against the subject property.

Current Proposal

The current requests seek to facilitate further building/parking expansions in two areas of the site, and to formalize the location of the Columbarium which was deemed an accessory use and received site plan (SP-22-0084) approval on November 29, 2022. Land Bay 1 is proposed to involve renovations to existing Building A and/or up to 10,000 SF of new construction for administrative space, multi-purpose space and/or a new parish hall. Land Bay 2 is proposed to involve renovations to and/or demolition of existing Buildings B and/or C and up to 15,000 SF of new construction for administrative space, classrooms, food pantry and other outward facing church ministries.

As a growing parish, St. Olaf Church wishes to expand their church facilities on this site to meet the demands of a vibrant church community with specific attention to the needs of youth and the elderly alike. The site is of adequate size to meet the church’s programming and parking needs; however, the floor area

limitations and locational limitations of the prior approved SUP (SUP-0006-2008) have become a constraint to the current targeted expansion goal. For this reason, an amendment to the SUP is required.

The approved Boundary Line Adjustment eliminated the interior boundary lines of 100 Norge Lane to create a single parcel for the entire church campus; the building restriction line across the former 100 Norge Lane parcel will remain but the interior setbacks from the now vacated internal property lines of 100 Norge Lane will no longer apply.

Parking

Attendance and parking ratio studies were performed as part of the prior SUP review process, and the parking approved (and built) as part of the most recent site plan implemented those recommendations. With the expanded worship space now having been in service for more than five years, Mass attendance is well documented, parking needs and parking space utilization are well known and parking has proven to be sufficient for all but two of the most special occasions throughout the year (Easter and Christmas). Because the largest parking needs for the campus occur during Mass, because no other use of the property will generate comparable parking demand and because no other significant uses occur contemporaneous with Mass services, the proposed building expansions will not generate the need for additional parking spaces. Some additional parking and accessways will likely be necessary to satisfy accessibility requirements and to provide for convenient parking relative to the future buildings.

Planning Considerations

The James City County 2045 Comprehensive Plan (adopted October 26, 2021), recommends Low-Density Residential land uses for this property. The Plan encourages infill and redevelopment as an alternative to conversion of open space to new development. Churches (places of public assembly) are specifically listed as an appropriate land use, and it is recommended they be located on collector or arterial roads at intersections where adequate buffering and screening can be provided. As the "Traffic and Access" section describes in detail, the site is accessed via Norge Lane, which meets Richmond Road at a signalized intersection. Because there is no direct access to Richmond Road, a continuous 50-foot buffer, as required by the Community Character Corridor Overlay and recommended in the comprehensive plan, has been and will continue to be maintained. Additionally, the existing church building is sited such that it is immediately adjacent to existing commercial uses to the south, while the adjacent residential uses to the north are buffered from the church by landscaping and parking. Therefore, Comprehensive Plan land use

recommendations for use, buffering, and screening will continue to be met with the proposed expansions of the St. Olaf campus.

This property also falls within the Norge Community Character Area. The Comprehensive Plan makes a number of recommendations addressing the architecture, scale, and materials employed on new projects within this area. St. Olaf church itself has become a prominent element in the community character of Norge. The Design Guidelines submitted with this application ensure that future development is compatible with the existing campus appearance. Parking will continue to be screened from adjacent properties and rights-of-way via appropriate landscaping as detailed in the design guidelines.

III. ANALYSIS OF PUBLIC FACILITIES AND SERVICES

A. Water and Sanitary Sewer

Water

Domestic water service is currently provided by James City Service Authority (JCSA) via an 4-inch waterline. This waterline should provide adequate flow and pressure of domestic water. Additionally, an existing private 8" fire line will serve the fire demand for the site. Pressures and flows will be confirmed in the development of all future site plans.

Sanitary Sewer

Sanitary sewer service to the site is currently provided via an 8" main in Norge Lane. The capacity of the existing private sewer connection and the need for an additional service connection, if any, will be confirmed during the review and approval of future site plans.

B. Traffic and Access

The property is situated just southeast of the corner of Richmond Road and Norge Lane. There is an existing signalized intersection and right-turn lane from Richmond Road onto Norge Lane. The church will continue to use the location of the existing two-lane driveway for ingress/egress from Norge Lane only.

VDOT's Annual Average Daily Traffic Volume Estimates for 2021 provide the most current available traffic count information. According to the report, annual average daily traffic (AADT) volumes along this stretch of Richmond Road (Croaker Road to Centerville Road) average 20,000 trips per day, an increase of 1000 AADT over the 2006 counts. According to VDOT standards, a four-lane minor arterial road with turn lanes has an average capacity of 30,000 trips per day.

As referenced earlier with respect to parking, the expanded church has been operating for over five (5) years now and parking and traffic is well known. Typically, entering and exiting vehicles do not experience traffic back-ups on Norge Lane or Richmond Road. Traffic is not directed by public or private personnel on Richmond Road or Norge Lane. Given that the largest traffic generation event is the Mass service, the expansion of administrative, classroom, parish hall or other uses that will not occur simultaneous with Mass Services will not generate new traffic concerns.

Pedestrian access is available via a sidewalk on the north side of Norge Lane and along the north side of Richmond Road on Church property.

C. Fire and Emergency Medical Services

There are currently five fire stations providing fire protection and Emergency Medical Services to James City County. Each station is located such that the emergency response goal is six minutes or less. In addition, there exists a mutual aid agreement with the City of Williamsburg and York County for additional backup assistance. The primary response station for this site is the Forge Road Station (Station 1, recently expanded and upgraded).

In the evaluation of fire protection at the project site, two existing fire hydrants are located nearby. One fire hydrant is positioned at the northwest corner of the intersection of Richmond Road and Norge Lane and the second existing fire hydrant is located just inside the entrance to Norge Crossing off of Norge Lane. Additional onsite fire hydrants may be required; actual need and locations will be determined during the development of the site plan.

D. Solid Waste

The property will generate solid waste which will require collection and disposal. One or more dumpsters will be provided on-site, as needed. Collection of solid waste will be provided by private contract with a reputable hauler acting in accordance with all applicable health standards.

E. Gas and Electricity

Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, electricity, cable tv service, and telephone services to this area. At this time all heating, ventilation, and air conditioning is scheduled to use electric energy. Should natural gas become viable for this site, equipment using natural gas may be considered.

IV. STORMWATER MANAGEMENT

Existing Conditions:

This project site lies within the York River Watershed area and within the Skimino Creek Watershed. The site is currently treated by a wet pond (JCC BMP YR010) located along the northern boundary of the site. The previous rezoning and redevelopment of the property provided for expanded stormwater management and three James City County Special Stormwater Criteria (SSC) credits for the site.

Stormwater Management and Water Quality:

The expanded development of the site will be required to meet current State stormwater requirements at the time of the site plan submittal. Based upon our understanding of the current development the primary stormwater management and water quality requirements for the site expansion will be achieved through the existing SWM/BMP pond. As part of the expanded development of the property, the pond shall be inspected to ensure that it meets current guidelines while utilizing the existing storm sewer piping on the site. Upstream control measures may need to be applied to ensure capacity within the existing storm system piping.

V. ENVIRONMENTAL RESOURCES

Description of Existing Environment

The site is currently developed with an existing church and commons area, a parish office and several storage sheds, as well as associated parking, utilities, and stormwater management facilities. The site is generally flat, with the southern quarter of the site draining towards Richmond Road and the northern three-quarters of the site draining towards the existing wet pond adjacent to the northeastern property line.

A. Topography

The site gently slopes to the north and to the south of the site. Elevations on the property range between 103 and 117 feet mean sea level (msl), as determined by a site topographic survey.

B. Soils

The *Soil Survey of James City and York Counties and the City of Williamsburg, Virginia* (USDA April, 1985) map several soil types within the property

boundaries. The predominant soil types are described as Kempsville-Emporia and Slagle, with moderate permeability and moderate shrink-swell potential.

C. Surface Water

Most of the site drains to the York River watershed with a small portion at the western property within sub-watershed 103 of the Yarmouth Creek watershed. As such, the site plan will be reviewed to ensure that stormwater management and water quality meets the requirements of the County (see Stormwater Management (Section IV), above).

D. Wetlands

There are no jurisdictional wetlands on the project site.

E. Floodplain

Information and technical data published by the Federal Emergency Management Agency (FEMA) were reviewed to determine the extent, if any, of the 100-year floodplain on this site. Based on the Flood Insurance Rate Map (FIRM) for James City County, Virginia (Map Number: 51095C0045C, September 28, 2007) this property is classified as Zone X, "Areas determined to be outside the 0.2% annual chance of floodplain;" therefore no portions of this property fall within the 100-year floodplain.

F. Chesapeake Bay Preservation Areas

The Chesapeake Bay Preservation Areas (CBPA) ordinances for James City County mandate that CBPA's be mapped in association with site development. CBPA's include both Resource Protection Areas (RPA) and Resource Management Areas (RMA). The definition of RPA as outlined in the James City County Ordinance includes "tidal waters, tidal shores, non-tidal wetlands connected by surface flow and contiguous to tidal wetlands or water bodies with perennial flow, and a 100-foot wide vegetated buffer" located adjacent to, and landward of, other RPA components.

No RPA features are present on the subject property; however, James City County has been designated as an RMA in its entirety.

G. Vegetation

This site is currently developed as the St. Olaf Roman Catholic Church and enjoys disconnected wooded areas in the rear of the property and within the 50-foot CCC along Richmond Road.

The central portion of the property is largely open, developed with buildings, parking and the site stormwater management facility. Trees and undergrowth buffer the perimeter of the property. The proposed building addition/expansions/renovations are generally to the south and west of the existing church, ultimately defining the architectural streetscape of the church campus.

H. Rare, Threatened, and Endangered Species

Information concerning Virginia's threatened, endangered, rare species and unique natural communities is available from databases maintained by the Virginia Department of Game and Inland Fisheries (DGIF), the Virginia Department of Conservation and Recreation Division of Natural Heritage (DCR), and/or the United States Fish and Wildlife Services (FWS). Based upon the data from DGIF, two federally listed species have been confirmed to occur in James City County. These include sensitive joint-vetch (*Aeschynomene virginica*) and the small whorled pogonia (*Isotria medeoloides*).

Habitat for sensitive joint-vetch can be described as fresh to slightly brackish tidal marshes. The plant generally prefers the lower edge of the inter-tidal zone where daily inundation is common. Given that there are no wetlands or tidal marshes on this site, the occurrence of sensitive joint-vetch is implausible.

Small whorled pogonia occupies a very specific habitat type within its range. In particular, the species seems to require the following conditions: mature, mixed hardwood, upland forests, generally open understory conditions with minimal aggressive ground level species, generally level to moderately sloping land with shallow upland draws often northerly or easterly exposure, scattered ground-level sunlight, and acidic, sandy loam soils (Ware 1991, Gleason and Cronquist 1991, Weakley 2006). In addition, many professionals have noted a prevalence of decaying logs and a well-developed detritus layer on the forest floor. These attributes tend to be present with the species when found, although the exact mechanisms associated with each affinity are not understood (Ware 1991).

While there are mature trees on the site, the cluster along the perimeter is not a mature forest and the conditions present would not likely support small whorled pogonia.

I. Cultural Resources

A Phase 1A Report was completed by Martha W. McCartney in May 1993 for the original St. Olaf Church rezoning application. A copy of that report is attached for reference. An additional Phase 1A Cultural Resources Survey was conducted by Cultural Resource Management, L.L.C. in March of 2008 as well, and is attached for reference.

IV. SUMMARY AND RECOMMENDATIONS

In summary, we conclude that the subject property does not contain any environmental resources as described in Section 23.10 of the James City County Code, and that the proposed use will not impose any adverse demands on public infrastructure or services, or cultural resources.

The proposed use and improvements will be compatible with the existing church and the use is consistent with the Low Density land use recommendation as set forth in James City County 2045 Comprehensive Plan (adopted October 26, 2021) and Norge Community Character Area guidelines. The expansions, located where proposed, allow for appropriate screening and buffering to Richmond Road and to adjacent residential uses and will formalize the presentation of the church campus to the community character corridor.

RESOLUTION

CASE NO. SUP-0007-2015

ST. OLAF CATHOLIC CHURCH SPECIAL USE PERMIT AMENDMENT

WHEREAS, the Board of Supervisors of James City County, Virginia, (the "Board"), has adopted by ordinance specific land uses that shall be subjected to a Special Use Permit ("SUP") process; and

WHEREAS, the Board approved Case No. SUP-0006-2008 on July 22, 2008, which allowed for the operation of a house of worship of no more than 23,000 square feet and accessory uses on the property located at 104 Norge Ln. on land zoned R-8, Rural Residential, further identified as James City County Real Estate Tax Map Parcel No. 2320100016 (the "Property"), as shown on a plan titled "St. Olaf Catholic Church" date stamped July 15, 2008, prepared by AES Consulting Engineers (the "Master Plan"); and

WHEREAS, Mr. Robert Cosby, of AES Consulting Engineers has applied on behalf of the Catholic Diocese of Richmond c/o St. Olaf Catholic Church (the "Owner"), for an SUP to amend approved SUP-0006-2008 to allow revised architectural elevations for the house of worship on the Property; and

WHEREAS, the Planning Commission, following its public hearing on January 6, 2016, recommended approval of this application by a vote of 5-0-1; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and hearing conducted on Case No. SUP-0007-2015.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of SUP-0007-2015 as described herein subject to the amended and restated conditions below. This issuance supersedes and replaces SUP-0006-2008 in its entirety.

1. This SUP shall be valid for the operation of a house of worship and accessory uses thereto as shown on the Master Plan prepared by AES Consulting Engineers date stamped July 15, 2008. Expansion and renovation activities shall result in no more than 23,000 square feet of total building area. No school use shall be permitted as part of this SUP.
2. Only one entrance shall be allowed onto Norge Lane and this entrance shall align with the entrance to the Norge Shopping Center. There shall be no entrances to the Property from Richmond Road.
3. Any new exterior site lighting shall be limited to fixtures which are horizontally mounted on light poles not to exceed 25 feet in height and/or other structures and shall be recessed fixtures with no bulb, lens or globe extending below the casing. The casing

shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher, shall extend outside the Property lines. Limited lighting of the church building and the spire (no more than 20% of the overall facade) shall be permitted in such a manner that all light will be directed upward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher, shall extend outside the Property lines.

4. Prior to final site plan approvals, the planning director shall review and approve the final architectural design of the building and any future expansions. Such building, and any future expansion, shall be reasonably consistent, as determined by the planning director, with the architectural elevations titled "St. Olaf Catholic Church" submitted with this SUP application, dated June 4, 2015, and drawn by Hopke & Associates, Inc.
5. The Owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority prior to final development plan approval. The standards shall include, but not be limited to such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought resistant native and other adopted low water use landscaping materials and warm season turf where appropriate and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
6. Installation of parking spaces on the site may be phased in step with the building phasing so long as all spaces needed to meet zoning ordinance requirements for any particular phase have been installed prior to issuance of a Certificate of Occupancy ("CO") for that phase.
7. For those areas on the Master Plan where the "Evergreen Screen" is indicated, a continuous evergreen buffer designed to screen the parking lot from the adjacent properties and comprised of a mixture of evergreen ornamental trees, evergreen trees that will reach the height of at least 40 feet at maturity and evergreen shrubs shall be planted which, at planting, are 125% of the size requirements listed in the zoning ordinance, and shall be generally as shown on the "St. Olaf Catholic Church Planning Board Commission Exhibit No. 1 Landscape Buffer Intent Adjacent to Residential Properties" prepared by AES and dated June 4, 2008. A landscape plan for the entire Property (to include the "Evergreen Screen" and the Route 60 Community Character Corridor buffer area, as specifically requested by the Planning Commission, and other areas of the site as required by the zoning ordinance) shall be submitted for review and approval by the Development Review Committee with the initial plan of development for the Property. All landscaping on this plan shall be installed or bonded prior to the issuance of a final CO for the building expansion area shown on the initial plan of development.
8. Within six months of issuance of a CO for the Phase I portion of the building expansion, the Owner shall be responsible for determining the maximum percent utilization (queue length/storage length) of the left-turn lanes at the Richmond Road/Norge Lane intersection just prior to and just after the Sunday mass meeting, and providing this information in a report to the Virginia Department of Transportation

("VDOT") for its approval so that VDOT can make any adjustments to the signal timings as may be necessary. If determined necessary by VDOT, additional reports shall be done within six months of CO for the other Phases: the need for any additional reports shall be determined prior to site plan approval of each of the Phases.

- 9. In implementing stormwater management improvements on the Property, the Owner shall make use of low impact design measures as outlined in the Community Impact Statement date stamped July 15, 2008, and approved by the director of engineering and resource protection.
- 10. Prior to issuance of the first CO for any portion of the building expansion, a sidewalk shall be constructed along the Richmond Road frontage of the Property. The sidewalk shall extend to adjoining property lines and have handicapped accessible ramps at any driveways or street intersections.
- 11. If construction has not commenced on this project within 36 months from the issuance of this SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation has passed required inspections.
- 12. This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.


 Michael J. Hipple
 Chairman, Board of Supervisors

ATTEST:



 Bryan J. Hill
 Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	✓	—	—
LARSON	✓	—	—
ONIZUK	✓	—	—
SADLER	✓	—	—
HIPPLE	✓	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of February, 2016.

SUP07-15StOlafChurchAmend-res



Diascund Creek Watershed Management Plan

Planning Commission Meeting

April 3, 2024



Agenda



Watershed Assessment

Key Findings

Recommendations

Public Engagement

Questions

Watershed Assessment

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

Key Findings

• Monitoring Data

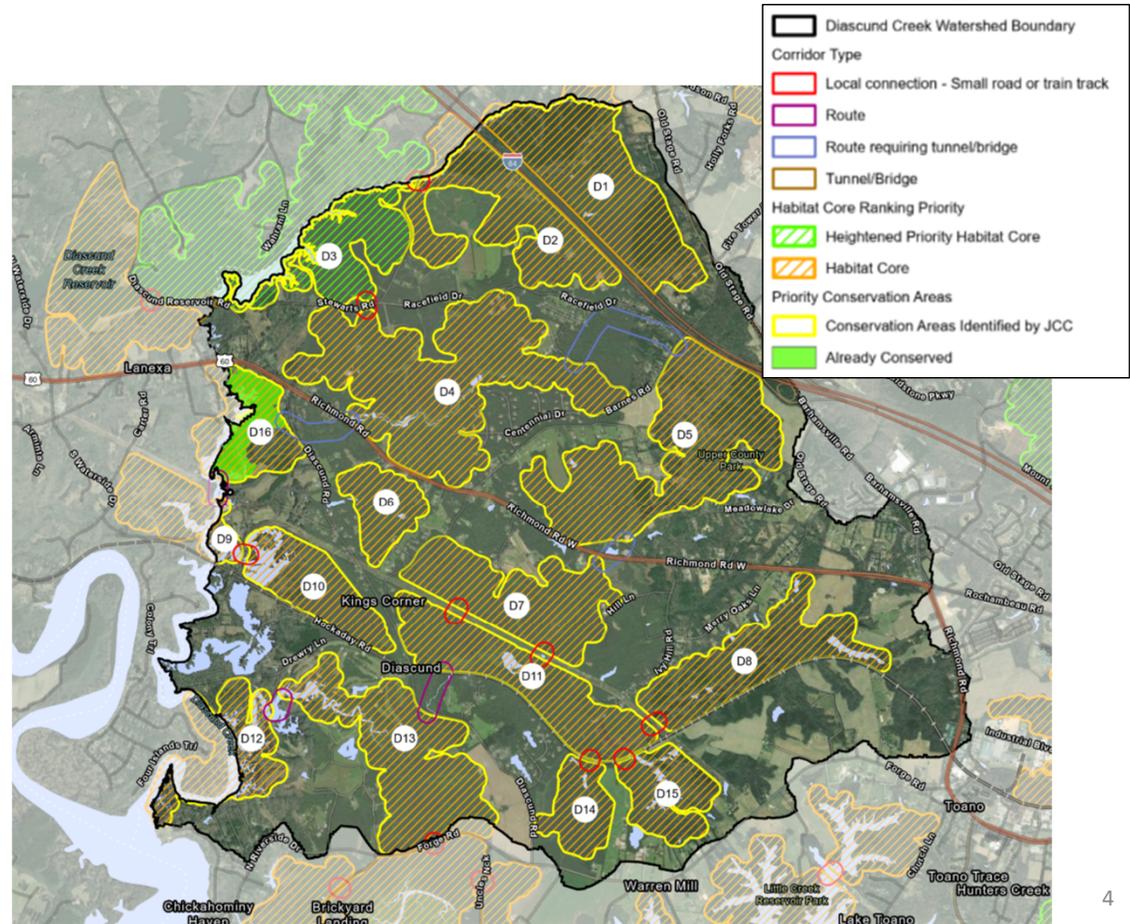
- Diascund Creek is designated as impaired due to bacteria levels.
- Very limited monitoring data is available.

• Impervious Cover Trends

- 2022: All subwatersheds Sensitive
- Future: 1 subwatershed Impacted & 3 more in a transitional zone

• Conservation Area Review

- Many large, undeveloped areas with conservation value.
- Notable rare, threatened, or endangered species present.
- Additional focus on land conservation is recommended.



Key Findings

• Water Quality Modeling

- Most of the Watershed not expected to have decline with future development.
- Some increased pollution possible downstream of Rt. 60 & Rt. 30 corridor.
- Significantly less water quality concerns than other JCC watersheds assessed.

• Field Assessments

- Only 9% of stream channels are in marginal conditions & none are rated poor.
- 91% in good conditions (optimal or suboptimal).

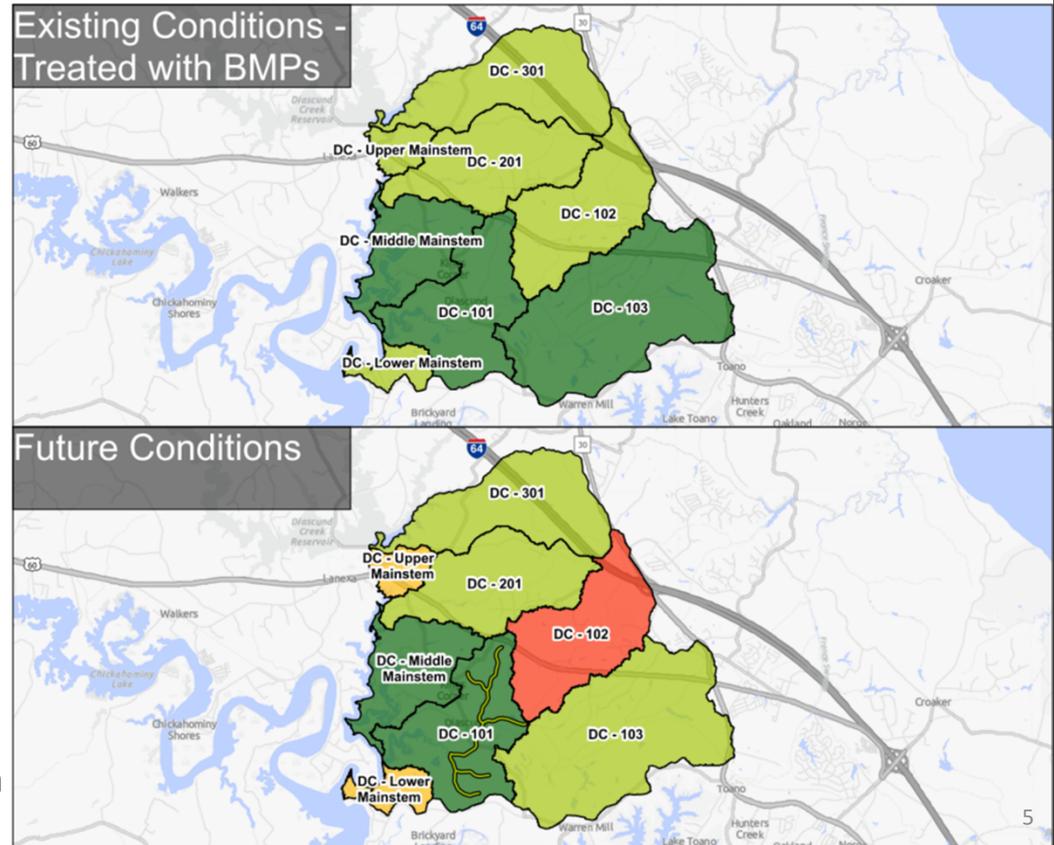
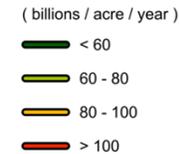
• Flood Risk Review

- 21 structures in existing floodplain & two pump stations at the reservoir.
- 126+ buildings in the dam break inundation zone for the reservoir

Total Bacterial (Fecal Coliform) Areal Loading Rates
(billions / acre / year)



Downstream Cumulative Bacterial (Fecal Coliform)
Loading Rate



Key Findings



Main Takeaways:

Most of the watershed is very healthy and worthy of protection.

Future development along Rt. 60 and Route 30 corridor could have adverse impacts if not mitigated.

Types of Recommendations



Stormwater
Treatment
Practices



Programmatic



Regulatory/
Enforcement



Floodplain
Management



Education/
Awareness

Examples of Recommendations

• Regulatory/Enforcement

- Update/Improve the Special Stormwater Criteria (SSC) to better mitigate effects of new development and redevelopment.

• Programmatic

- Expand land conservation efforts.
- Continued septic system inspections, clean-out, and repairs.
- Evaluate wildlife management needs.

• Stormwater Treatment Practices

- Targeted stream and stormwater improvements in areas where some issues are present.

• Education/Awareness

- Public education on the presence and protection of rare, threatened, and endangered species.
- Additional public outreach on septic system maintenance issues.

• Floodplain Management

- Increased communication with Newport News Waterworks regarding downstream hazards and emergency action planning.
- Evaluate increased potential for riverine flooding upstream of tidal area.

Public Engagement

- Project Webpage
 - Mapping Tool (*active*)
 - Survey (*closed 10/15/2023*)
 - Announcements
- Public Meetings
 - Mtg 1 (8/24/2023) – Feedback on Findings
 - Mtg 2 (3/20/2024) – Feedback on Recommendations
- **30-Day Public Comment Period**
 - **March 18 – April 18**



<https://engagestantec.mysocialpinpoint.com/icc-watershed-plan/diascund>

Questions?



PLANNING DIRECTOR'S REPORT

April 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:**
 - Z-23-0010. Luck Stone Toano Proffer Amendment (Approved 5-0)

➤ **Building Safety & Permits**

Congratulations to Jamie Minor on her promotion to Plans Examiner I this month.

➤ **Planning: Staffing Update**

Suzie Yeats has accepted a new position outside of the County and we are working to hire two additional planners.

Will Albiston has accepted the second Administrative Coordinator position and will be joining us April 1st.

Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Agricultural & Forestal District	AFD-24-0002	10135 Fire Tower Road Barnes Swamp AFD Addition	10135 FIRE TOWER RD Toano, VA 23168	Stonehouse	10135 Fire Tower Road Barnes Swamp AFD Addition	Tess Lynch
Conceptual Plan	C-24-0014	100 Moore Drive Two Lot Subdivision	100 MOORE DR Williamsburg, VA 23188	Powhatan	100 Moore Drive Two Lot Subdivision	John Risinger
	C-24-0015	4059 Iron Bound Rd. Cell Tower Replacement Project	4059 IRONBOUND RD Williamsburg, VA 23188	Jamestown	4059 Iron Bound Rd. Cell Tower Replacement Project	Roberta Sulouff
	C-24-0020	8285 Diascund Rd Campground, Disc Golf/Outdoor Adventure Park	8285 DIASCUND RD Lanexa, VA 23089	Powhatan	8285 Diascund Rd Campground, Disc Golf/Outdoor Adventure Park	Ben Loppacker
	C-24-0021	3687 Ironbound Rd Communications Facilities Tower	3687 IRONBOUND RD Williamsburg, VA 23188	Berkeley	3687 Ironbound Rd Communications Facilities Tower Conceptual Plan	John Risinger
Subdivision Plat	S-24-0005	5018 Gabriella Way Setback Adjustment	5018 GABRIELLA WAY Williamsburg, VA 23188	Stonehouse	5018 Gabriella Way Setback Adjustment	Josh Crump
Site Plan	SP-24-0018	7-11 Convenience Store (7211 Richmond Rd) Parking Bollards	7211 RICHMOND RD Williamsburg, VA 23188	Stonehouse	7-11 Convenience Store (7211 Richmond Rd) Parking Bollards SP Amend	Roberta Sulouff
	SP-24-0019	7-11 Convenience Store (6658 Richmond Rd) Parking Bollards	6658 RICHMOND RD Williamsburg, VA 23188	Stonehouse	7-11 Convenience Store (6658 Richmond Rd) Parking Bollards SP Amend	Roberta Sulouff
	SP-24-0020	7-11 Convenience Store (7337 Pocahontas Trl) Parking Bollards	7337 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	7-11 Convenience Store (7337 Pocahontas Trl) Parking Bollards SP Amend	Roberta Sulouff
	SP-24-0021	New Town United Methodist Church Playground	5209 MONTICELLO AVE Williamsburg, VA 23188	Jamestown	New Town United Methodist Church Playground SP Amend	Roberta Sulouff
	SP-24-0022	Jamestown Center Lighting Plan	1781 JAMESTOWN RD Williamsburg, VA 23185	Berkeley	Jamestown Center Lighting Plan SP Amend	Roberta Sulouff
	SP-24-0023	4881 Centerville Rd. Tower	4881 CENTERVILLE RD Williamsburg, VA 23188	Berkeley	4881 Centerville Rd. Tower SP Amend	Ben Loppacker
	SP-24-0024	3900 John Tyler Hwy Tower	3900 JOHN TYLER HWY Williamsburg, VA 23188	Berkeley	3900 John Tyler Hwy Tower SP Amend.	Terry Costello
	SP-24-0025	Toano Middle School Security Bollards	7817 RICHMOND RD Toano, VA 23168	Stonehouse	Toano Middle School Security Bollards	Paxton Condon
	SP-24-0026	JCC Law Enforcement Center Lighting Plan	4600 OPPORTUNITY WAY Williamsburg, VA 23188	Powhatan	JCC Law Enforcement Center Lighting Plan SP Amendment	Terry Costello
	SP-24-0027	Riverside Primary Care Norge Lighting Plan	7364 RICHMOND RD Williamsburg, VA 23188	Stonehouse	Riverside Primary Care Norge Lighting Plan SP Amend	Roberta Sulouff
	SP-24-0028	Williamsburg Memorial Park Columbarias	130 KING WILLIAM DR Williamsburg, VA 23188	Powhatan	Williamsburg Memorial Park Columbarias Site Plan	Ben Loppacker
	SP-24-0029	4515 News Road Dental Office	4515 NEWS RD Williamsburg, VA 23188	Jamestown	4515 News Road Dental Office	Terry Costello
	SP-24-0030	Settler's Market Walmart Utility Improvement	4670 CASEY BLVD Williamsburg, VA 23188	Jamestown	Settler's Market Walmart Utility Improvement SP Amend.	Roberta Sulouff
	SP-24-0031	Greensprings Vacation Resort Lighting Plan	3500 LUDWELL PKWY Williamsburg, VA 23188	Berkeley	Greensprings Vacation Resort Lighting Plan SP Amend	Tess Lynch
	SP-24-0033	Busch Gardens Food and Wine Fest (Hawaii Kiosk)	1 BUSCH GARDENS BLVD Williamsburg, VA 23185	Roberts	Busch Gardens Food and Wine Fest (Hawaii Kiosk) SP Amend	Roberta Sulouff
SP-24-0037	TRCC Clubhouse Expansion	1400 TWO RIVERS RD Williamsburg, VA 23185	Berkeley	TRCC Clubhouse Expansion SP Amend.	Ben Loppacker	
SP-24-0038	Self Storage Facility (TSS Five Forks)	4399 JOHN TYLER HWY Williamsburg, VA 23185	Berkeley	4399 John Tyler Hwy Self Storage Facility (TSS Five Forks)	Ben Loppacker	
Rezoning	Z-24-0005	Clark Lane Rezoning	106 CATALPA DR Williamsburg, VA 23188	Powhatan	Clark Lane Rezoning	Thomas Wysong