

A G E N D A
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
July 6, 2022
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of the June 1, 2022, Regular Meeting
2. SPLN-21-0012. Colonial Heritage Phase 5, Section 2.

F. PUBLIC HEARINGS

1. Z-22-0001 & SUP-22-0012. 5700 Williamsburg Landing Rezoning and SUP Amendment
2. SUP-22-0009. JCC Police Firing Range Expansion

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - July 2022

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 7/6/2022

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the June 1, 2022, Regular Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the June 1, 2022, Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/13/2022 - 7:52 AM
Planning Commission	Holt, Paul	Approved	6/13/2022 - 7:52 AM
Publication Management	Pobiak, Amanda	Approved	6/13/2022 - 8:10 AM
Planning Commission	Holt, Paul	Approved	6/13/2022 - 9:09 AM

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
June 1, 2022
6:00 PM

A. CALL TO ORDER

Mr. Tim O'Connor called the meeting to order at 6:00 p.m.

B. ROLL CALL

Planning Commissioners Present:

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

Staff Present:

Paul Holt, Director of Community Development and Planning
Adam Kinsman, County Attorney
Terry Costello, Senior Planner
Suzanne Yeats, Planner

C. PUBLIC COMMENT

Mr. O'Connor opened Public Comment.

As no one wished to speak, Mr. O'Connor closed Public Comment.

D. REPORTS OF THE COMMISSION

Ms. Barbara Null stated that the Development Review Committee (DRC) met on April 20, 2022, to consider C-22-0019. 7607 Richmond Road - Oakland Farm Residential Rezoning.

Ms. Null stated that this item is on the Committee's Agenda to have a high-level discussion of the project before starting detailed design work. Ms. Null noted that no action by the DRC is required.

Ms. Null stated that Mr. John Risinger, Planner, made a presentation to the Committee on the applicant's proposal for a residential development located at 7607 Richmond Road that would have a density of 2.5 to three units per acre, with a mixture of single-family and multifamily units.

Ms. Null stated that Mr. John Grier, Plus Management Commercial Real Estate, addressed the Committee stating that the estate owner contacted him to help understand the land use designation change from Moderate Density Residential to Low Density Residential (LDR) during the recent Comprehensive Plan update.

Ms. Null stated that Mr. Grier provided an initial civil engineer drawing of what he said could be developed on the property. Ms. Null stated that the applicant believes that with the approved apartments next door, it is an emerging growth area but with a rural context. Ms. Null stated that the applicant recognized that a development plan should still try to account for the history and layout of the property.

Ms. Null stated that the applicant also showed the Committee photos of the existing property, trees, and road procession to the Oakland subdivision along with an alternative design for the development which incorporates the existing Oakland Drive and tree clusters.

Ms. Null stated that Mr. Polster expressed concerns about the impacts of the proposed density of 270 new units, in addition to the 126 approved apartment units and the existing 40-50 homes in the Oakland subdivision, and the existing traffic issues for the Richmond Road and Croaker Road corridors.

Ms. Null stated that Mr. Polster suggested that any new design should fit the aesthetics of the planned landscaping, roadways, and bikeways of the apartment development. Ms. Null stated that Mr. Polster envisioned an R-1, Limited Residential zoning for the property but suggested the applicant consider the impacts and what design guidelines, benefits, or proffers might be proposed to offset another proposed zoning.

Ms. Null stated that the Board of Supervisors has already received comments on the proposal from concerned citizens. Ms. Null expressed concern about the proposed density, the traffic impacts, and possible requirements for additional schools.

Ms. Null stated that the applicant inquired about what would be considered preservation of the rural character.

Ms. Null stated that Mr. Polster suggested limiting zoning to R-1, Limited Residential, with one-acre lot density and a cap on traffic impacts to keep the same level of service.

Ms. Null stated that Mr. Crump suggested looking at the net developable area when considering density.

Ms. Null stated that Dr. Rose commented the existing community will likely be concerned with the new development and fencing.

Ms. Null stated that Mr. Haldeman asked about the driveways for proposed lots near the entrance.

Ms. Null stated that the applicant replied they would likely use a slip road.

Ms. Null stated that Mr. Polster suggested exploring the idea of rural clustering.

Ms. Null stated that the applicant mentioned the concept of rural hamlets as used in Loudoun County, Virginia.

Ms. Null stated that Mr. Polster also noted that extended Resource Protection Area buffers could be considered a public benefit along with the potential to locate trails in that area.

Ms. Null stated that the applicant inquired if keeping the existing Oakland Drive layout is the right solution.

Ms. Null stated that Mr. Polster replied that it would depend on the settings and what

development is proposed to keep the aesthetics of the area and mitigate traffic concerns.

Ms. Null stated that the meeting was adjourned at 5:00 p.m.

E. CONSENT AGENDA

1. Minutes of the April 6, 2022 Regular Meeting

Ms. Null made a motion to approve the Consent Agenda.

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

F. PUBLIC HEARINGS

1. SUP-22-0003. 7683 Richmond Road Kettle Corn Food Processing and Storage

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

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

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

Ms. Suzanne Yeats, Planner, stated that Mr. David Tuftee, has applied for a Special Use Permit (SUP) on behalf of Uncle Dave's Kettle Korn to change the existing contractor's office and warehouse use at 7683 Richmond Road to allow the use of the property for food processing and storage. Ms. Yeats stated that the property is zoned A-1, General Agricultural, designated Low Density Residential, and is inside the Primary Service Area (PSA).

Ms. Yeats stated that the property consists of approximately 1.95 acres with a 5,560 square-foot building. Ms. Yeats further stated that the interior of the building is divided by use in the following categories: administrative purposes, storage of inventory, repair, and restoration of kettles, and finally processing, packaging, and distribution of kettle corn and pork rinds. Ms. Yeats noted that previously, the warehouse space was used to hold contractor trucks and equipment.

Ms. Yeats stated that conditions have been included to reduce impacts to the adjacent residential properties including limitations on hours of operation, increased requirements regarding outdoor storage, screening all dumpster and HVAC units, and limiting the preparation, heating, or processing of kettle corn and pork rinds to a fully enclosed building utilizing an activated carbon filtration system.

Ms. Yeats stated that staff finds this proposal to be compatible with surrounding development and consistent with the James City County 2045 Comprehensive Plan and Zoning Ordinance. Ms. Yeats stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Jack Haldeman inquired about any changes to the footprint of the building.

Ms. Yeats stated that there were no changes to the footprint of the building.

Mr. Stephen Rodgers inquired about response to any public outreach.

Ms. Yeats stated that letters had been sent to adjacent property owners as required by State Code and there had been no comments from the neighbors.

Mr. O'Connor opened the Public Hearing.

Mr. David Tuftee, 1928 Forge Road, applicant, addressed the Commission in support of the application.

Dr. Rose inquired if there would be any noise generated that would be noticeable outside the building.

Mr. Tuftee stated that the building was insulated and there would not be any excessive noise.

Mr. Rodgers inquired about the carbon filters.

Mr. Tuftee stated that he has not used carbon filters before but even though the odor is minimal, he is willing to use them to mitigate any potential impact on the adjacent properties.

As no one else wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Krapf stated that he is pleased to see that a local business is successful and would support the application so the business can expand.

Mr. Krapf made a motion to recommend approval of the application subject to the proposed conditions.

On a roll call vote, the Commission voted to recommend approval of SUP-22-0003. 7683 Richmond Road Kettle Corn Food Processing and Storage. (7-0)

2. SUP-22-0004. 4451 Longhill Road Life Church Daycare Program SUP Amendment

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

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

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

Ms. Terry Costello, Senior Planner, stated that Ms. Carla Javier of Child Development Resources (CDR) has applied to amend a previously approved SUP for a daycare located at 4451 Longhill Road. Ms. Costello stated that this is the current location of Life Church. Ms. Costello further stated that the property is zoned R-8, Rural Residential, is designated Low Density Residential on the 2045 Comprehensive Plan Land Use Map and is located inside the PSA. Ms. Costello stated that surrounding development includes Windsor Forest, Season's Trace, and Lafayette High School.

Ms. Costello stated that the Christian Life Center, known as Life Church, has occupied this facility since March 2000. Ms. Costello further stated that in March 2020, an SUP was approved for the church to bring it into conformance with the Zoning Ordinance, and to allow a daycare for up to 30 children. Ms. Costello noted that due to COVID 19 and other issues, the program never began.

Ms. Costello stated that in lieu of the church operating a daycare program, the Head Start program, operated by CDR, will be moving into this location. Ms. Costello stated that currently this program is operating at Lafayette High School which is located at 4460 Longhill Road. Ms. Costello further stated that CDR is proposing to have a maximum of 32 children with the operating hours of 7 a.m. -5 p.m.

Ms. Costello stated that this SUP will amend the previous one approved in 2020 with the following changes:

1. Increasing the maximum number of children from 30 to 32

2. Expanding the hours to 7 a.m. – 5 p.m. (previously the hours were 8:30 a.m. – 1:30 p.m.)
3. Adding a condition that mitigates noise since there is an outdoor play area proposed with this application.

Ms. Costello stated that staff finds this proposal to be compatible with surrounding development and consistent with the 2045 Comprehensive Plan and Zoning Ordinance.

Mr. O'Connor opened the Public Hearing.

As no one wished to speak, Mr. O'Connor closed the Public Hearing. Mr. O'Connor opened the floor for discussion by the Commission.

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

On a roll call vote, the Commission voted to recommend approval of SUP-22-0004. 4451 Longhill Road Life Church Daycare Program SUP Amendment. (7-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for Planning Commission consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - June 2022

Mr. Holt stated that he wanted to highlight the Natural and Cultural Assets Open House on June 29, 2022, from 4-7 p.m. at the James City County Recreation Center. Mr. Holt stated that James City County is a special place due to its rich natural and cultural landscape. Mr. Holt further stated that community members are encouraged to attend the Open House to learn more about the County's natural and cultural assets and comment on strategies to restore or protect them.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

There were no Commission discussions or requests.

J. ADJOURNMENT

Ms. Null made a motion to adjourn.

The meeting was adjourned at approximately 6:28 p.m.

Paul D. Holt, III, Secretary

Tim O'Connor, Chairman

ITEM SUMMARY

DATE: 7/6/2022

TO: The Planning Commission

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: SPLN-21-0012. Colonial Heritage Phase 5, Section 2.

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Cover Sheet and Overall Layout Sheet	Exhibit
☐	Outstanding Comments	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	ComSecretary, Planning	Approved	6/28/2022 - 11:59 AM
Planning Commission	ComSecretary, Planning	Approved	6/28/2022 - 12:00 PM
Publication Management	Pobiak, Amanda	Approved	6/28/2022 - 12:03 PM
Planning Commission	ComSecretary, Planning	Approved	6/28/2022 - 12:19 PM

SPLN-21-0012. Colonial Heritage Phase 5, Section 2

Staff Report for the July 6, 2022, Planning Commission Meeting

SUMMARY FACTS

Applicant: Mr. Ryan Stephenson, AES Consulting Engineers

Land Owner: Colonial Heritage, LLC

Proposal: 165 total units

Location: 499 Jolly Pond Road

Tax Map/Parcel No.: 2240100007

Project Acreage: ± 561 acres (58.81 acres subdivided area)

Current Zoning: MU, Mixed Use and A-1, General Agricultural, with proffers (Project area zoned MU)

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Jose Ribeiro, Senior Planner II

REASON FOR PLANNING COMMISSION REVIEW

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

PUBLIC HEARING DATES

Planning Commission: July 6, 2022, 6:00 p.m.

FACTORS FAVORABLE

1. The proposal is compatible with surrounding development.
2. Staff finds the proposal consistent with the 2045 Comprehensive Plan: *Our County, Our Shared Future*.

FACTORS UNFAVORABLE

1. No factors unfavorable.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant Colonial Heritage Phase 5, Section 2, preliminary subdivision approval subject to agency comments.

PROJECT HISTORY

On November 27, 2001, the Board of Supervisors approved rezoning and master plan applications (Z-4-00 and MP-1-01) for a 2,000 unit, gated, and age-restricted community known as Colonial Heritage at Williamsburg. The application rezoned approximately 777 acres from A-1, General Agricultural and M-1, Limited Business/Industrial to MU, Mixed Use, with proffers.

PROJECT DESCRIPTION

- Proposal is for 165 units (44 single-family detached and 121 single-family attached dwellings.) The proposed development is within the density allowed by the previously approved 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.

Staff Report for the July 6, 2022, Planning Commission Meeting

SURROUNDING ZONING AND DEVELOPMENT

- Surrounding area to the north and east are zoned MU, Mixed Use, (Phase 5, Section 1 and Phase 4, Section 2) and are designated Low Density Residential on the Comprehensive Plan. The area to the west is zoned A-1 and designated as Rural Lands on the Comprehensive Plan and is also part of the Colonial Heritage development. To the south, this Phase of Colonial Heritage fronts on Jolly Pond Road.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission grant Colonial Heritage Phase 5, Section 2, preliminary subdivision approval subject to agency comments.

JR/md

SPLN21-12ColHer5-2

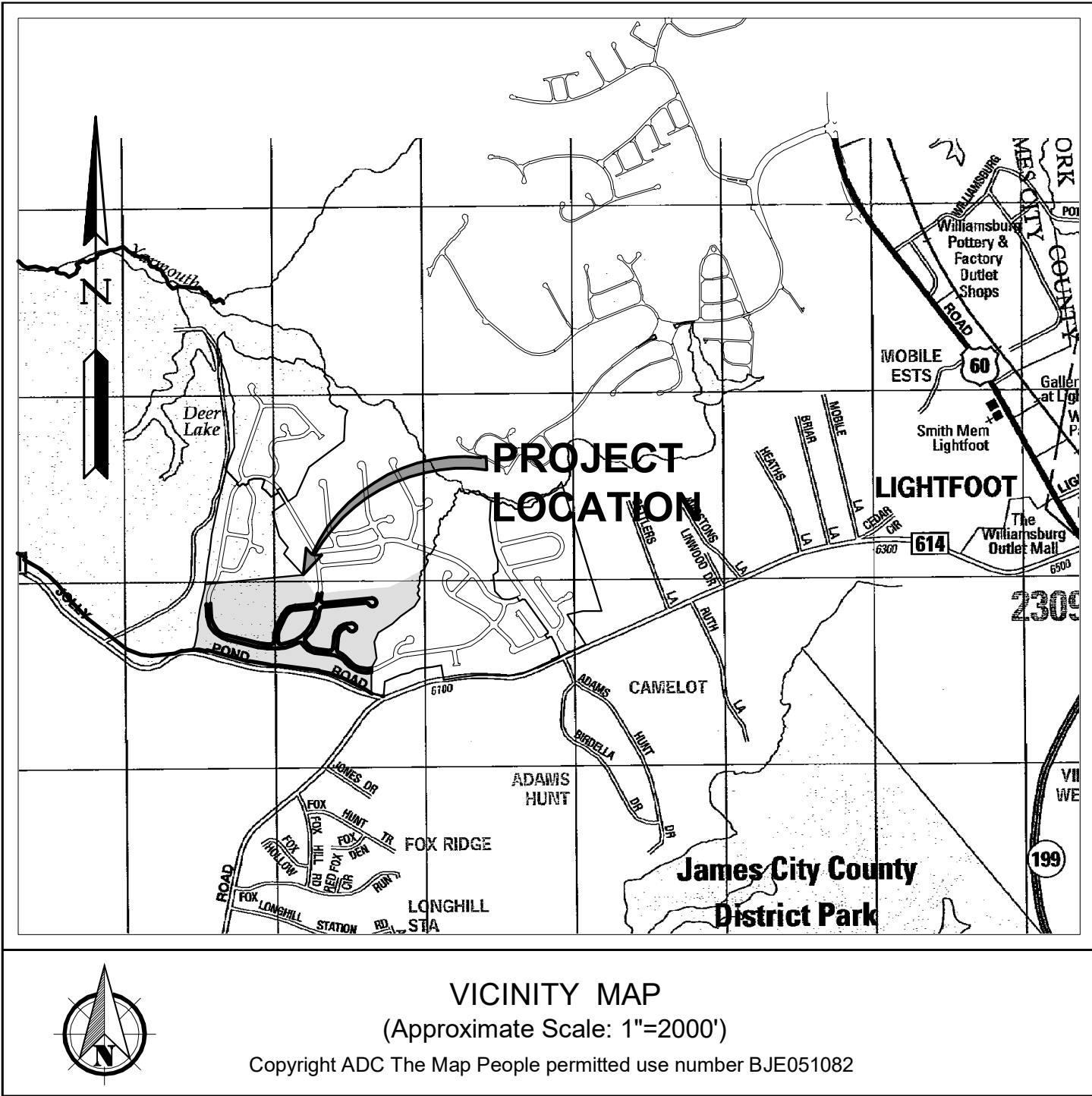
Attachments:

1. Cover Sheet and Overall Layout Sheet
2. Agency Comments

Subdivision Plan For ONIAL HERITAGE Phase V - Section 2



Williamsburg, Virginia



Stonehouse District James City County Virginia

County Project No.: SPLN-21-0012
Original Submittal Date: NOVEMBER 24, 2021

(THIS PROJECT IS SUBJECT TO THE
REQUIREMENTS OF Z-0003-2002/Z-0004-2002)

PHASE V - SEC. 2 (L.B. VIIC & VIII)		
AREA TYPE	ACRES	S.F.
SUBDIVIDED AREA	58.81	2,561,601
IMPERVIOUS AREA	14.30	622,901
DISTURBED AREA	38.40	1,672,851
DEDICATED NATURAL OPEN SPACE EASEMENT	18.14	790,273
UNIT TYPE	NUMBER OF UNITS	
SINGLE FAMILY DETACHED	44	
SINGLE FAMILY ATTACHED	121	
TOTAL UNITS	165	

COLONIAL HERITAGE UNIT COUNT	
PHASE I =	356 UNITS
PHASE II =	193 UNITS
PHASE III =	340 UNITS
PHASE IV (SECTION 1) =	78 UNITS
PHASE IV (SECTION 2) =	109 UNITS
PHASE V (SECTION 1) =	174 UNITS
PHASE V (SECTION 2) =	165 UNITS
PHASE VI (SECTION 1) =	111 UNITS
PHASE VI (SECTION 2) =	97 UNITS
TOTAL UNITS =	1,623 UNITS

STREETLIGHTS PROPOSED FOR THIS SUBDIVISION PLAN: 19

Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	COLONIAL HERITAGE PROJECTS
C3.0	ENVIRONMENTAL INVENTORY
C3.1	DEMOLITION AND PHASE I E&SC PLAN
C4.0	OVERALL SITE & UTILITY PLAN
C5.0	PRELIMINARY PLAT
C5.1	PRELIMINARY PLAT
C5.2	PRELIMINARY PLAT
C5.3	PRELIMINARY PLAT
C5.4	PRELIMINARY PLAT
C6.0	ROAD AND UTILITY PLAN
C6.1	ROAD AND UTILITY PLAN
C6.2	ROAD AND UTILITY PLAN
C6.3	ROAD AND UTILITY PLAN
C6.4	ROAD AND UTILITY PLAN
C6.5	BIKE LANE PLAN
C7.0	OVERALL GRADING AND DRAINAGE PLAN
C7.1	GRADING PLAN
C7.2	GRADING PLAN
C7.3	GRADING PLAN
C7.4	GRADING PLAN
C7.5	GRADING PLAN
C8.0	DRAINAGE AND PHASE II E&SC PLAN
C8.1	DRAINAGE AND PHASE II E&SC PLAN
C8.2	DRAINAGE AND PHASE II E&SC PLAN
C8.3	DRAINAGE AND PHASE II E&SC PLAN
C8.4	DRAINAGE AND PHASE II E&SC PLAN
C9.0	ROAD AND UTILITY PROFILE
C9.1	ROAD AND UTILITY PROFILE
C9.2	ROAD AND UTILITY PROFILE
C9.3	ROAD AND UTILITY PROFILE
C9.4	ROAD AND UTILITY PROFILE
C9.5	ROAD AND UTILITY PROFILE
C9.6	ROAD AND UTILITY PROFILE
C10.0	E&SC NOTES AND DETAILS
C10.1	E&SC NOTES AND DETAILS
C10.2	SITE NOTES AND DETAILS
C10.3	SITE NOTES AND DETAILS
C10.4	SWM NOTES AND DETAILS
C10.5	SWM NOTES AND DETAILS
C10.6	SWM NOTES AND DETAILS
C10.7	SWM NOTES AND DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE NOTES AND DETAILS
L1.6	LANDSCAPE BUILDING TYPICALS

COLONIAL HERITAGE, LLC
CONTACT: MR. MARK ANGELUS
COLONIAL HERITAGE, LLC
14280 PARK MEADOW DRIVE, SUITE 108
CHANTILLY, VIRGINIA 20151
TELEPHONE NO.: (703) 449-6546

ASHTON WRIGHT
CERTIFICATE #14914 EXPIRATION DATE: 03/31/2023
COLONIAL HERITAGE, LLC
7015 STATESMAN
WILLIAMSBURG, VIRGINIA 23188
TELEPHONE NO.: (240) 618-0248

THIS SITE PLAN (OR SUBDIVISION PLAN) HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY APPROVED ON FEBRUARY 7, 2003 BY THE DIRECTOR OF PLANNING, IN ACCORDANCE WITH THE COLONIAL HERITAGE PROFFER #6 DATED NOVEMBER 7, 2001, AND THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS"

NOTE:
ALL WORK SHALL BE OBSERVED BY A QUALIFIED LICENSED PROFESSIONAL PRIOR TO THE RELEASE OF RELATED POSTED BONDS AND SURETY, RECORD DRAWINGS AND CONSTRUCTION CERTIFICATIONS MUST BE PROVIDED TO, AND APPROVED BY THE JAMES CITY COUNTY STORMWATER AND RESOURCE PROTECTION DIVISION AND SHALL BE CONSISTENT WITH THE STORMWATER MANAGEMENT/BMP FACILITIES RECORD DRAWING AND CONSTRUCTION CERTIFICATION FORMS.

[illegible]

ABS
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aseva.com

SUBDIVISION PLAN FOR COLONIAL HERITAGE PHASE V - SECTION 2		OWNER/DEVELOPER: COLONIAL HERITAGE LLC STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">Project Contacts:</td> <td style="padding: 2px;">TRS</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Project Number:</td> <td style="padding: 2px;">8881-52C</td> </tr> <tr> <td style="padding: 2px;">Scale:</td> <td style="padding: 2px;">Date:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">AS NOTED</td> <td style="padding: 2px;">11/24/2021</td> <td style="padding: 2px;"></td> </tr> </table>			Project Contacts:		TRS	Project Number:		8881-52C	Scale:	Date:		AS NOTED	11/24/2021	
Project Contacts:		TRS												
Project Number:		8881-52C												
Scale:	Date:													
AS NOTED	11/24/2021													
Sheet Title: COVER SHEET														
Sheet Number C1.0														



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

June 24, 2022

AES Consulting Engineers
Ryan Stephenson, PE
5248 Olde Towne Rd.
Williamsburg, VA 23188

RE: Subdivision Plan for Colonial Heritage Phase V – Section 2
SPLN-21-0012
3rd Review

The Stormwater and Resource Protection Division has completed a review of the submitted case referenced above and offers the following permitting information and technical comments on the proposed submittal.

Technical Review Comments

Chesapeake Bay Preservation:

1. Chesapeake Bay Exceptions. Please note that the RPA buffer impacts for the project will result in the need to obtain administrative Chesapeake Bay Exceptions (CBPA's). Please submit through the County PermitLink system under Common Application/Stormwater/Ches Bay Waiver. A Land Disturbing Permit cannot be issued until this information has been provided, reviewed, and approved.
2. Wetland Impacts. Please provide the Corps Permit necessary to impact the non-tidal wetlands proposed with this development. A Land Disturbing Permit cannot be issued without evidence of this permit.
3. Environmental Inventory. Please double check all total proposed impacts, such as non-tidal wetlands, to ensure that the Environmental Inventory is correct.

Conservation Area / Natural Open Space

4. A Deed of Easement for Natural Open Space must be approved prior to any plat recordation. Once the entire limits of NOS have been determined, please provide staff with a preliminary plat and a Deed of Easement for review and approval.

Erosion and Sediment Control Plan:

5. Demolition/ Phase I E&SC Plan, Areas of Fill. Please indicate grades or contours for the areas of fill shown on Sheet C3.1.
6. Sediment Basin #1, Detail Callout. Please change the detail callout to direct the contractor to sheet C10.4.
7. Temporary Slope Drains. Please include a slope drain and symbol at the northwestern side of basin #3. The sizing information is included, but the symbols indicate that drains shall be included at each facility, which is important for bonding calculations.
8. Sequence of Construction.
 - a. Please revise the sequence to address Phase 1 and Phase 2 work, as depicted in the plan sheets. Step 3 should be specific to Phase 1 work.
 - b. Step 10 should include the requirement for the written approval of the Chief Civil Engineer prior to the application of the road surface, in accordance with the Private Street Guidelines.

Bike Lane Plan:

9. Ditch Centerline Layer. Please ensure the centerline layer is printing on this plan sheet.
10. SS#52-10-1 and SS#52-12-1. As discussed at the review meeting, please change the manholes to inlet structures. Provide appropriate details and calculations for these storm systems. Additionally, inlet protection will be needed at the new inlet structures.

Grading Plan:

11. Retaining Walls. As discussed at the review meeting, the retaining wall along SWMP #22 is to be removed from the plan design. Please review Landscape Planner comment(s) pertaining to other retaining walls shown on the plan and within Community Character Corridor. The removal of these walls will affect the grading of these areas. The revised grading will be reviewed during the next submittal cycle.
12. Outfall Riprap, Sheet C7.1. As discussed at the review meeting, please extend this rip rap apron up the sides of the graded slopes to better provide armoring.
13. Flat Bottom Ditches with Sharp Turns. As discussed at the review meeting, these locations shall be armored in some manner to prevent scour and erosion during high velocity storms. Locations to review include, but are not limited to, Lots 1, 138, 37, 33, 160, 102, and 130.
14. Contour Appearance. Please review the jagged presentation of many proposed contours. Smooth contours are most appropriate for grading.
15. Sediment Basin Design Data Sheets, Baffles. As the basin shape ratio is equal to 2.0 for all basins, provide baffles in the designs.

16. Lot 128 Retaining Wall Easement, Sheet C7.3. As discussed at the review meeting, the placement of the retaining wall on the residential lot should be reviewed with the Building Safety and Permits Division. An easement may be required on the private lot.
17. Lot Grading Concerns: Provide revisions on Grading and Drainage plan sheets and reflect on the Drainage and Phase II E&SC plan sheets as necessary to address the following issues.
 - a. Sheet C7.1, COS #1 and Between 13 & 14. Provide positive drainage away from rear building corner of Unit 9 envelope and Unit 14 envelope. Notes can be added to address the missing contours as a 2' interval is used.
 - b. Sheet C7.2, Between units 25 & 26; Units 31 & 32; Units 36 & 37. Same as the previous comment: Please provide necessary information on the plan to ensure positive drainage away from future building corners.
 - c. Sheet C7.2, Lots 143 & 144. As discussed at the review meeting, the slope from these lots toward Lots 165 & 164 must be reviewed to avoid inundation of the downstream lots.
 - d. Sheet C7.3, Between units 150 & 151; 155 & 157. Please review the possibility of locating the swale for 150/ 151 to the common space and away from the lot line of 151. Please add additional spot shot elevation calls to the area between 155 and 157.
 - e. Sheet C7.4. Between units 77 & 78; 92 & 93. Please review the possibility of locating the swale for 77/ 78 to the common space and away from the lot line of 78. Please show the swale along the top of the drainage pipe, adding spot shot elevations as appropriate.
 - f. Sheet C7.5, Between unit 42 & 43; between 48 & 49; between units 65 & 67. Please review the possibility of locating the swale for these areas to the common space and away from the lot line currently indicated.

Stormwater Management/ Drainage Plan:

18. Grass-Lined Swales.
 - a. Channel Design Calculations. Inlets that are receiving flows from multiple swales must use the swale with the higher slope when performing channel design calculations. Please reevaluate the presented channel design calculations within the drainage report.
 - b. High Points. Where a high point occurs in the middle of a channel, please provide callouts identifying said high point.
19. SWMP #22.
 - a. Access Road. As discussed at the review meeting, please provide a T-turnaround for this access road.
 - b. Token Spillway. As discussed at the review meeting, please provide a token spillway for this facility to ensure safe passage should risers clog.
 - c. SS#52-2-0. Please align the pipe and outlet apron to ensure outflow velocities do not scour the opposite slope.
20. SWMP #8.
 - a. Access Road. As discussed at the review meeting, please provide a T-turnaround for this access road.
 - b. Token Spillway. As discussed at the review meeting, please provide a token spillway for this facility to ensure safe passage should risers clog.

- c. SS#52-5-0. Please align the pipe and outlet apron to ensure outflow velocities do not scour the opposite slope.
- 21. Enhanced Outlet Protections. The provided outlet protections appear to be standard outlet protections. Please upsize the stilling basin portions for SS#52-3 by at least 50% to receive SSC credit for the measure.
- 22. Storm Sewer Design.
 - a. Pipe Size and Velocity. Per section 4.13 of the County's Stormwater Drainage Guidelines, the minimum acceptable storm drain pipe diameter is 15 inches. As discussed at the review meeting, please review all storm systems to ensure minimum pipe size is met. Additionally, these County Guidelines also state that storm drains shall have a velocity of at least 2.0 feet per second. There are numerous instances where this threshold was not met. Please review and modify accordingly.
 - b. SS#52-2-17. Please review the listed inverts on Sheet C8.1 as the invert in is lower than the invert out.

Geotechnical/Landscaping Issues:

- 23. Plantings. Please ensure that all large plantings are at least 10 feet off the centerline of the storm sewer systems. There was at least one instance found in Sheets L1.1 to L1.4. Smaller plantings with shallow root growth may remain in place. Staff is concerned about the Red Sunset Maple and the White Oak specifically. Areas of concern include COS #3 between units 160 and 161 and the cul-de-sac of Fallon Circle.
- 24. Landscape Sheet Stationing. Please ensure the stationing labels are shown on all landscape sheets.
- 25. Roadway Designs. Previous comments not fully addressed. The street information shown on C10.2 are not the current Private Street Guidelines. Please include the correct version, sent separately by email.

Please contact our offices with any questions or concerns regarding the information and comments noted. Staff contact information is listed below for your convenience.

Staff Contact Information

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

Michael D. Woolson, PLA, CFM
Chief, Resource Protection
Michael.Woolson@jamescitycountyva.gov
(757) 253-6823

Amy Parker
Civil Engineer I
Amy.Parker@jamescitycountyva.gov
(757) 253-6851

Trevor Long
Watershed Planner II
Trevor.Long@jamescitycountyva.gov
(757) 253-6789

Marcos A. Piggott, EIT
Civil Engineer I
Marcos.Piggott@jamescitycountyva.gov
(757) 253-6675

Robin Benedict
Watershed Planner I
Robin.Benedict@jamescitycountyva.gov
(757) 253-6781

**Development Management**

101-A Mounts Bay Road

P.O. Box 8784

Williamsburg, VA 23187-8784

P: 757-253-6671

F: 757-253-6822

development.management@jamescitycountyva.gov

jamescitycountyva.gov**Building Safety and Permits**

757-253-6620

Engineering and Resource Protection

757-253-6670

Planning

757-253-6685

Zoning Enforcement

757-253-6671

June 23, 2022

Mr. Ryan Stephenson
AES Consulting Engineers
5248 Olde Towne Road, Suite One
Williamsburg, Virginia 23185

RE: SPLN-21-0012. Colonial Heritage Phase V-Section 2

Dear Mr. Stephenson,

Thank you for the opportunity to review the above referenced construction plan and preliminary plat. Planning staff has completed its review and offers the following comments:

Planning:

1. Please note that effective July 1, 2007, the James City County Board of Supervisors instituted a \$262.50 fee for every review of a project after the second resubmission and review. This means that this fee will be assessed a the next submittal of this plan.
2. Preliminary Approval. According to Section 19-23 of the Subdivision Ordinance this plan proposes a major subdivision of 50 lots and must be reviewed and approved by the Planning Commission (PC). This project is scheduled to be on the agenda of the next Planning Commission meeting on July 6, 2022, as a consent item.
3. Please note that section 24-35(3) of the Ordinance requires that pedestrian accommodation internal to a residential development with private streets shall be required on at least one side of all internal streets. Please ensure that this requirement is met throughout the development.
4. Thank you for reducing disturbance in an area within the proffered 150's landscape buffer. However, the Planning Director found that the use of the retaining walls within this buffer is not in accordance and/or consistent with adopted language of proffer 5c, which states that "...the buffer described in this subparagraph may, with the approval of the Planning Director, include entrance/exit roads, directional signs, underground utilities, underground and above ground drainage facilities, bus stops, curbs, gutters, sidewalks, fences and signs." Please revise accordingly.

JCSA, Zoning, Fire Department, and VDOT

5. Comments have been posted on Energov for your review.

SRP

6. Comments are forthcoming and will be delivered to you as soon as they are made available.

When the above and any outstanding comments have been incorporated into the plans, please submit ten (10) folded paper copies and a letter detailing how the above items have been addressed. If I can be of further assistance, please do not hesitate to contact me by email at Jose.Ribeiro@jamescitycountyva.gov. or by phone at 757-253-6890.

Sincerely,

Jose Ribeiro
Senior Planner II and Landscaping
757-253-6890



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4451 Ironbound Road
Williamsburg, Virginia 23188-2621

22 June 2022

James City County Planning
101-A Mounts Bay Road
Post Office Box 8784
Williamsburg, Virginia 23187

**RE: SPLN-21-0012. Colonial Heritage
James City County Plan**

VDOT has completed its review of the site plan received by the VDOT Land Development Office on 26th May, 2022. Following comments from VDOT –

- 1) Please provide a detailed drainage report for all the culverts and pipes in VDOT right of way.
- 2) Do not mark bike lanes with specific bike signs, you can use extended shoulders as a bike lane. Since it's a rural section road dedicated bike lanes with markings are not permitted.

If in future if there are changes to be made in the entrance and if there is a new site plan, please send the documentation to VDOT for review.

For resubmittals please provide an electronic PDF file of the plan and supporting documents. Where work will be necessary within existing right of way, please provide an engineer's cost estimate with final plans. This will be used to set the surety amount for the Land Use Permit. A Land Use Permit will be required prior to construction within right of way limits or easements (including for temporary or permanent driveways and entrances). Additional information about Land Use Permitting as well as the required forms can be found on the VDOT website at [http://www.virginiadot.org/business/bu-landUsePermits.asp](http://www.virginiadot.org/business/business/bu-landUsePermits.asp). If you have any questions, please contact me.

Sincerely,

Yogendra Patil

Land Use Engineer - VDOT, Williamsburg Residency
yogendra.patil@vdot.virginia.gov

Mobile: 419-324-9408

Tom Coghill

From: Tom Coghill
Sent: Wednesday, June 15, 2022 11:19 AM
To: Ryan Stevenson (ryan.stevenson@aesva.com)
Cc: Toni Small; Michael Woolson; Paul Holt; Deirdre Wells; Franco Tanguilig
Subject: RE: Colonial Heritage Phase V Section 2, 499 Jolly Pond Rd., Plan case #SPLN-21-0012
Attachments: Retaining Walls Permitting and Inspection Policy.pdf; Retaining Walls Ord. No. 183A-11.pdf; SBRW Schedule of Special Inspections.xlsx

Mr. Stephenson,

On Sheet C7.1 of the plan set, the retaining wall is labeled as having a max. height 5.9', but top and bottom grades that are exactly 6.0' apart are specified (i.e. Top 108.00' / Bot 102.00'). This wall is subject to the *JCC Retaining Wall Ordinance*. Please review my *Retaining Walls Permitting and Inspections* policy and amend the plans to show all elements required by the ordinance. A *Schedule of Special Inspections* for segmental block retaining walls is attached.

Regards,

Tom

Tom Coghill, CBO, CFM
Director, Building Safety and Permits



101 Mounts Bay Rd, Building E
Williamsburg, VA 23185
P: 757-253-6626

www.jamescitycountyva.gov

Most permit requests and inquiries can now be handled online

Visit JCC Permitlink: <http://www.jamescitycountyva.gov/permitlink>

Free access to Virginia Codes

<https://codes.iccsafe.org/public/collections/VA>

Kindly include the property address and permit case number, if known, in the subject line on all correspondence. Thank you!

From: Deirdre Wells <Deirdre.Wells@jamescitycountyva.gov>

Sent: Tuesday, June 14, 2022 4:07 PM

To: Franco Tanguilig <Franco.Tanguilig@jamescitycountyva.gov>; Tom Coghill <Tom.Coghill@jamescitycountyva.gov>

Cc: Toni Small <Toni.Small@jamescitycountyva.gov>; Michael Woolson <Michael.Woolson@jamescitycountyva.gov>; Paul Holt <Paul.Holt@jamescitycountyva.gov>

Subject: Colonial Heritage Phase V Section 2 SPLN-21-0012

Franco and Tom,

This 3rd submittal of the construction plan for Section 5-2 now includes a retaining wall along proposed stormwater management pond BMP #22. Best seen on sheet C7.1 of the plan set, the wall is labeled as having a *max. height 5.9'*, but has top and bottom grades that are exactly 6.0' apart (i.e. Top 108.00/ Bot 102.00).

Please include review of this feature during your process.

Thank you,

Deirdre P. Wells, PE, CFM
Chief Civil Engineer



Stormwater & Resource Protection

101-E Mounts Bay Road

Williamsburg, VA 23185

P: 757-253-6702

Deirdre.Wells@jamescitycountyva.gov

Most permit requests and inquiries can now be handled online.

Visit JCC *Permitlink*: <http://www.jamescitycountyva.gov/permitlink>



MEMORANDUM

Date: June 7, 2022

To: Jose Ribeiro, Sr. Planner

From: Karlyn Owens, PE - JCSA

Subject: SPLN-21-0012 Subdivision Plan for Colonial Heritage Phase V-Section 2

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and has the following comments:

1. General: Water meters and sanitary sewer clean outs should be shown to the property line. Several lots on Isaac Circle and Fallon Circle show meters and clean outs either into the property or short of the property line.
2. Update Note 4 on Sheets C6.0-C6.4 to state that water meters shall be located a minimum of 18" off driveways and 5' off other above ground utilities (such as cable and communications.)
3. Lots 4, 16, 38, 40, 64: Adjust sanitary sewer laterals so that they are perpendicular to sewer. As shown on the plans they are in the wrong direction.
4. Lots 161-165: Sanitary sewer laterals are not shown extending to the sewer main.

Please call me at 757-259-5453 if you have any questions or require any additional information.

ITEM SUMMARY

DATE: 7/6/2022

TO: The Planning Commission

FROM: Thomas Wysong, Senior Planner II

SUBJECT: Z-22-0001 & SUP-22-0012. 5700 Williamsburg Landing Rezoning and SUP Amendment

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Proposed Conditions	Backup Material
☐	2. Location Map	Backup Material
☐	3. Exhibit Map	Backup Material
☐	4. 1982 Rezoning & SUP Conditions	Backup Material
☐	5. 1982 Master Plan	Backup Material
☐	6. Deferral Request	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/21/2022 - 5:39 PM
Planning Commission	Holt, Paul	Approved	6/21/2022 - 5:39 PM
Publication Management	Daniel, Martha	Approved	6/22/2022 - 8:21 AM
Planning Commission	Holt, Paul	Approved	6/22/2022 - 8:23 AM

SPECIAL USE PERMIT-22-0012 and REZONING-22-0001. 5700 Williamsburg Landing SUP Amendment and Rezoning

Staff Report for the July 6, 2022, Planning Commission Public Hearing**SUMMARY FACTS**

Applicant:	Mr. Paul Gerhardt, Kaufman & Canoles, P.C.
Land Owner:	Williamsburg Landing, Inc.
Proposal:	To rezone approximately 2.65 acres from the R-8, Rural Residential District to the R-5, Multifamily Residential District and to amend the existing Special Use Permit (SUP) for Williamsburg Landing to include the existing parking lot and gated access as part of this development
Location:	5700 Williamsburg Landing Drive
Tax Map/Parcel No.:	4820100002
Project Acreage:	± 2.65 acres
Current Zoning:	R-8, Rural Residential District
Proposed Zoning:	R-5, Multifamily District
Comprehensive Plan:	Airport
Primary Service Area:	Inside
Staff Contact:	Thomas Wysong, Senior Planner II

PUBLIC HEARING DATES

Planning Commission: July 6, 2022, 6:00 p.m.
August 3, 2022 6:00 p.m. (tentative)

Board of Supervisors: September 13, 2022, 5:00 p.m. (Tentative)

FACTORS FAVORABLE

1. The proposal eliminates split zoning within an existing parcel that currently consists of one unified development.
2. The proposal is consistent with the Comprehensive Plan recommendations for Continuing Care Retirement Communities.
3. The proposal is consistent with the Comprehensive Plan Land Use Designation for this property, which is Airport.
4. No new dwelling units or other new development is proposed.
5. Staff finds the proposed conditions mitigate impacts.
6. Impacts: See Impact Analysis on Page 4.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Page 4.

SUMMARY STAFF RECOMMENDATION

After this case was advertised for a public hearing, the applicant requested a deferral of this case until the August 3 Planning Commission meeting (see attachment 6). The applicant has requested the additional time to review the existing Special Use Permit and proposed SUP conditions. Staff concurs with the request for deferral and recommends that the Planning Commission defer this application to the August 3, 2022 regular meeting.

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

SPECIAL USE PERMIT-22-0012 and REZONING-22-0001. 5700 Williamsburg Landing SUP Amendment and Rezoning

Staff Report for the July 6, 2022, Planning Commission Public Hearing

TW/md

SUP22-12_RZ22-1WbrgLdgAmd

Attachments:

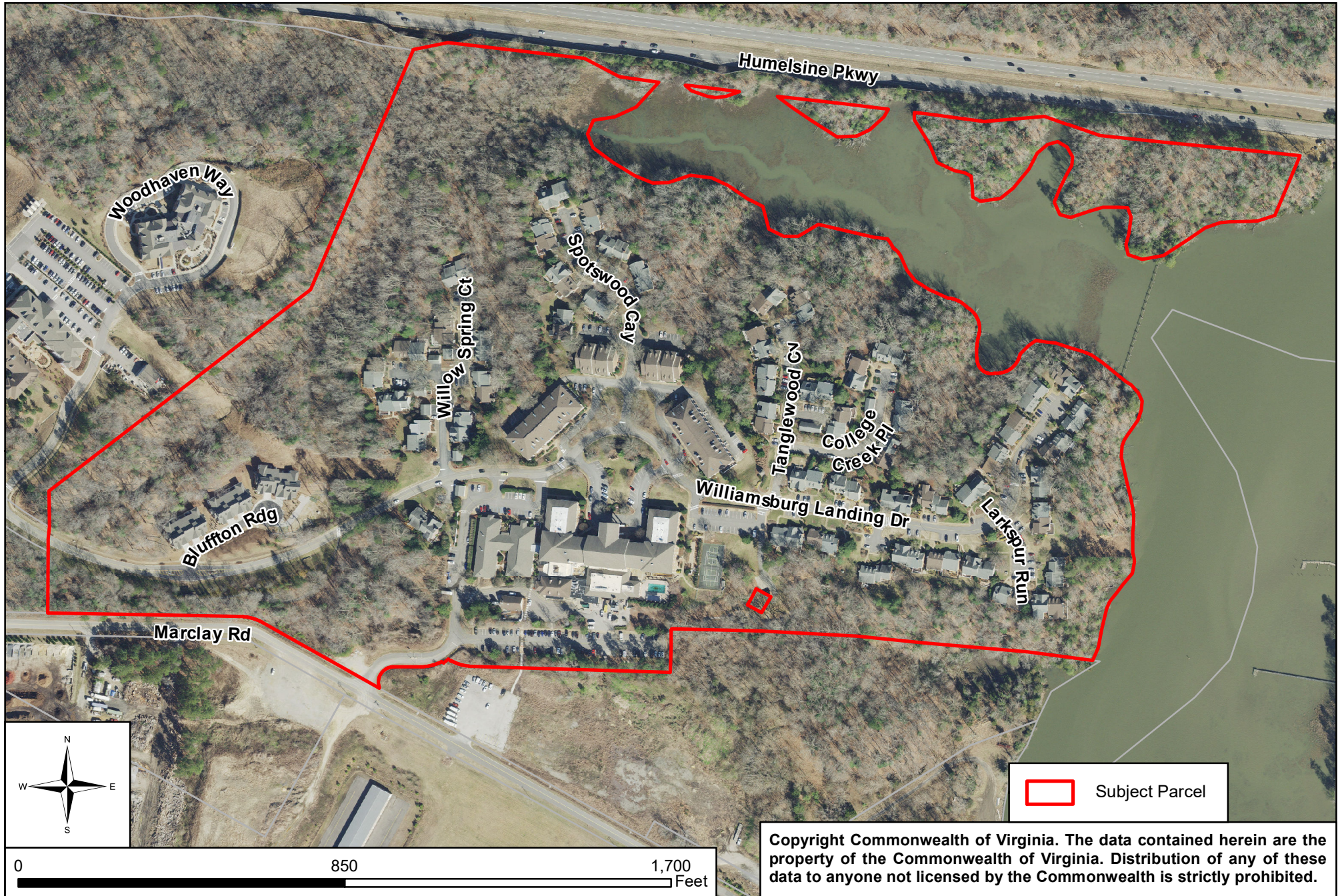
1. Proposed SUP Conditions
2. Location Map
3. Exhibit Map
4. 1982 Rezoning and SUP Resolution
5. 1982 Master Plan
6. Deferral Request

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

PROPOSED CONDITIONS:

1. Location: This SUP shall expand the area authorized by SUP-5-82 for a skilled nursing facility by adding 2.65 acres to the SUP. The additional 2.65 acres includes an existing parking area and an existing gated access located at the southern portion of 5700 Williamsburg Landing Dr., and further identified as James City County Real Estate Tax Map Parcel No. 4820100002 (the “Property”), as shown on the Exhibit titled “Portion of Parcel to be Rezoned from R8 to R5” and dated 6/15/2022 (the “Exhibit”).
2. Use: This SUP shall be valid for the operation of a surface parking lot serving as an accessory use to the existing skilled nursing facility within Williamsburg Landing. The use of the additional 2.65 acres designated on the Exhibit shall be limited to the existing parking area and the existing gated access with such minor deviations as permitted by Sec. 24-23 (a) (2) of the Zoning Ordinance.
3. Dumpster: All dumpsters visible from Marclay Road shall be screened from view with landscaping or fencing approved by the Director of Planning or designee.
4. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Z-22-0001 & SUP-22-0012 (5700 Williamsburg Landing)





Portion of Parcel to be Rezoned from R8 to R5

6/15/2022

R E S O L U T I O N

Resolution of Approval on Zoning Case No. Z-3-82
and Special Use Permit No. SUP-5-82

WHEREAS, in accord with Section 15.1-431 of the Code of Virginia, and Section 20-14 of the James City County Zoning Ordinance, a public hearing was advertised, adjoining property owners notified, and a hearing scheduled and conducted on July 26, 1982 for zoning case No. Z-3-82 and special use permit No. SUP-5-82 for 63.8± acres within parcels (1-2) and (1-3) on Real Estate Tax Map No. (48-2); and

WHEREAS, in accord with the Planning Department's recommendation, the Planning Commission following its public hearing on May 25, 1982, on June 22, 1982 unanimously recommended the approval of zoning case No. Z-3-82 and special use permit No. SUP-5-82 with twelve conditions; and

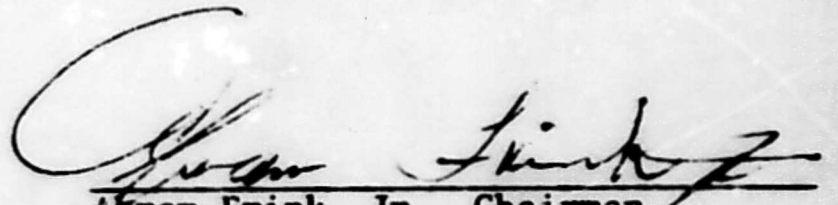
WHEREAS, zoning case no. Z-3-82 and special use permit No. SUP-5-82 with conditions are in accord with the adopted Comprehensive Plan of James City County,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County does hereby approve zoning case No. Z-3-82 and accepts the voluntary profit signed by Vernon M. Geddy, Jr., Caroline Geddy Frechette, and the McMiller Corporation; and,

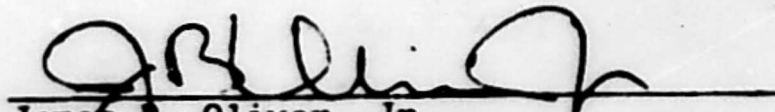
BE IT FURTHER RESOLVED that the Board of Supervisors of James City County does also approve special use permit No. SUP-5-82 for the construction of a nursing home, facilities for the residence and/or care of the aged, professional offices, business offices, and temporary offices with the following conditions:

- 1) The development and use of this property shall conform to all requirements of the R-5, Multi-family Residential District.
- 2) Uses shall be limited to all those uses in the R-5, Multi-family Residential District, plus the special permitted uses of a nursing home, facilities for the residence and/or care of the aged, professional offices, business offices and temporary offices.
- 3) Any accessory business uses developed in conjunction with the retirement center shall be limited to serving only the residents of this development.
- 4) Ingress and egress to this site shall be over an entrance built to the Virginia Department of Highways and Transportation's commercial standards, and all access roads shall be built to the construction standards as specified in the James City County Subdivision Ordinance.
- 5) A left turn lane shall be constructed by the developer on Lake Powell Road to serve this development. This turn lane shall be built to standards approved by the Virginia Department of Highways and Transportation. Any additional ditch work, drainage measures, piping, paving, and the provision of additional right-of-way to the Virginia Department of Highways and Transportation shall be accomplished by the developer. Additional right-of-way shall be reserved for the widening of Lake Powell Road to four (4) lanes.

- 6) A stabilized construction entrance and construction access road shall be installed by the developer.
- 7) The special use permit is valid only on the 63.8 acres of parcels (1-2) and (1-3) on Real Estate Tax Map No. (48-2) to be rezoned to R-5.
- 8) The number and location of on-site fire hydrants shall be established by the Fire Marshal and installed by the developer.
- 9) The facility shall be connected to both public water and sewer from James City County or a political entity thereunder, if available.
- 10) A detailed site plan, including erosion and sedimentation controls, stormwater management, utility plans, entrance design details, landscaping, details of the access road design, and other construction details are to be approved by the Site Plan Review Committee. Bonds may be required to secure certain improvements.
- 11) If construction of these facilities has not begun within 24 months of the issuance of this permit, it shall become void. Construction shall be defined as clearing, grading, and the digging and pouring of all footings covered by this permit.
- 12) Right-of-way shall be reserved for a new four (4) lane access road and intersection with either Brookwood Drive or Route 199 at a location acceptable to James City County and the Virginia Department of Highways and Transportation.


Abram Frink, Jr., Chairman
Board of Supervisors

ATTEST:


James B. Oliver, Jr.
Clerk to the Board

SUPERVISOR	VOTE
Frink	Aye
DePue	Aye
Edwards	Aye
Mahone	Aye
Taylor	Aye

Adopted by the Board of Supervisors, James City County, Virginia, on this
26th day of July, 1982.

(48-2) (1-2)

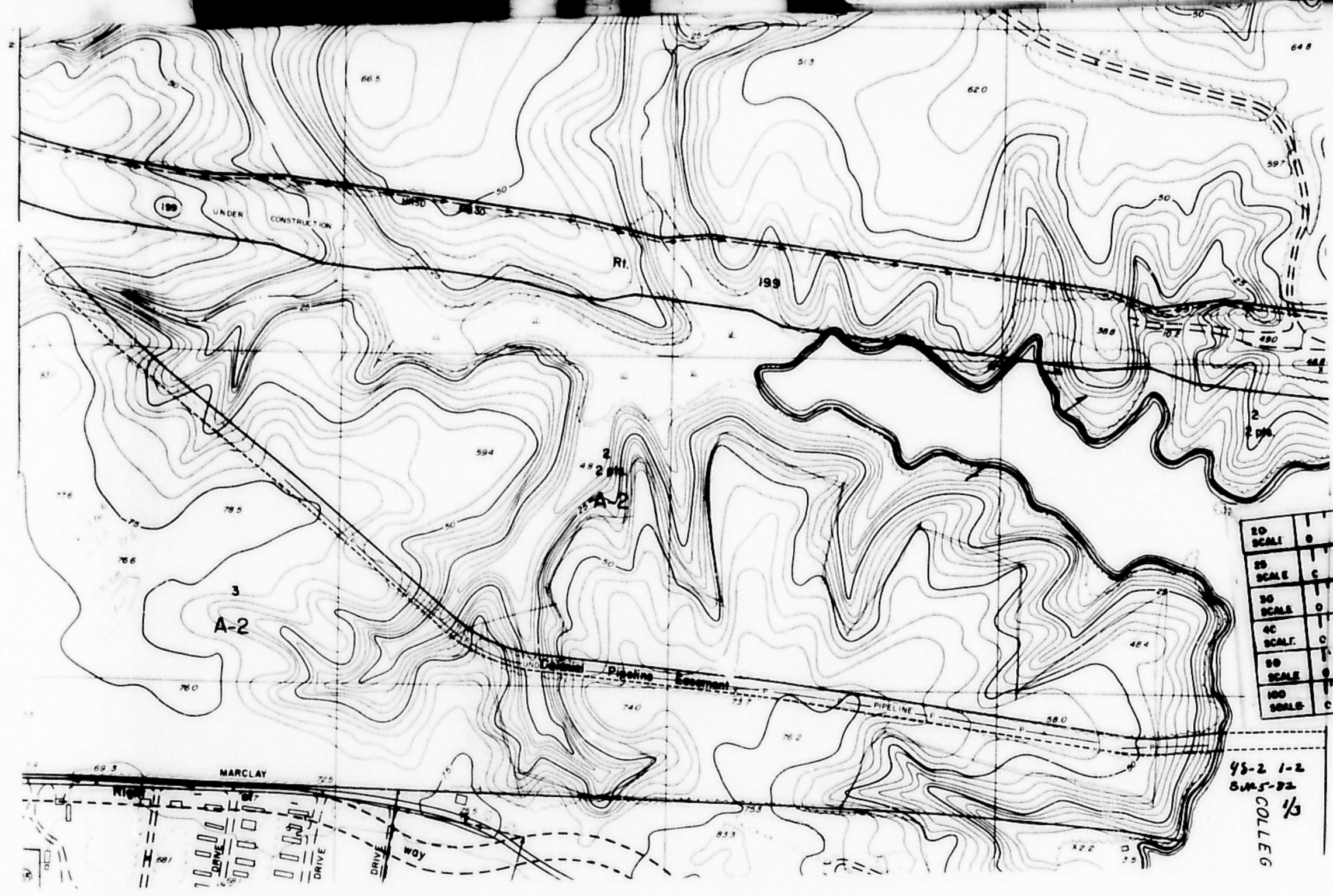
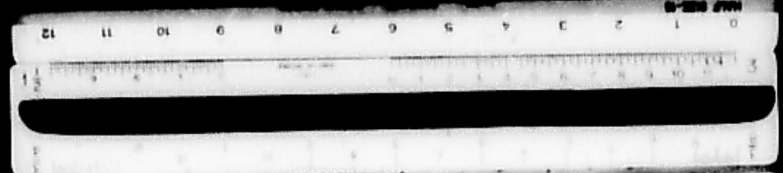
SUP-5-82

Z-3-82

MC MILLER CORP./WMSBG.

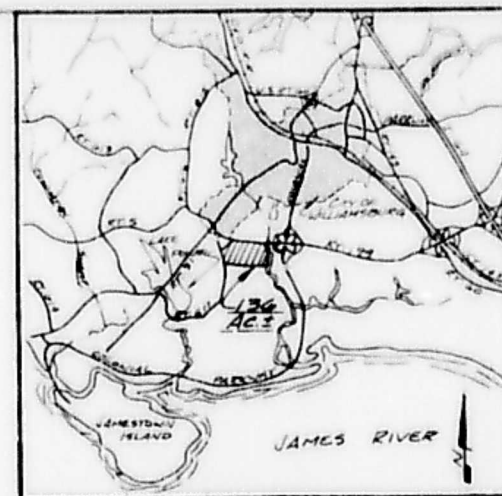
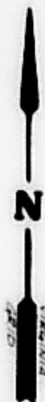
LANDING

③

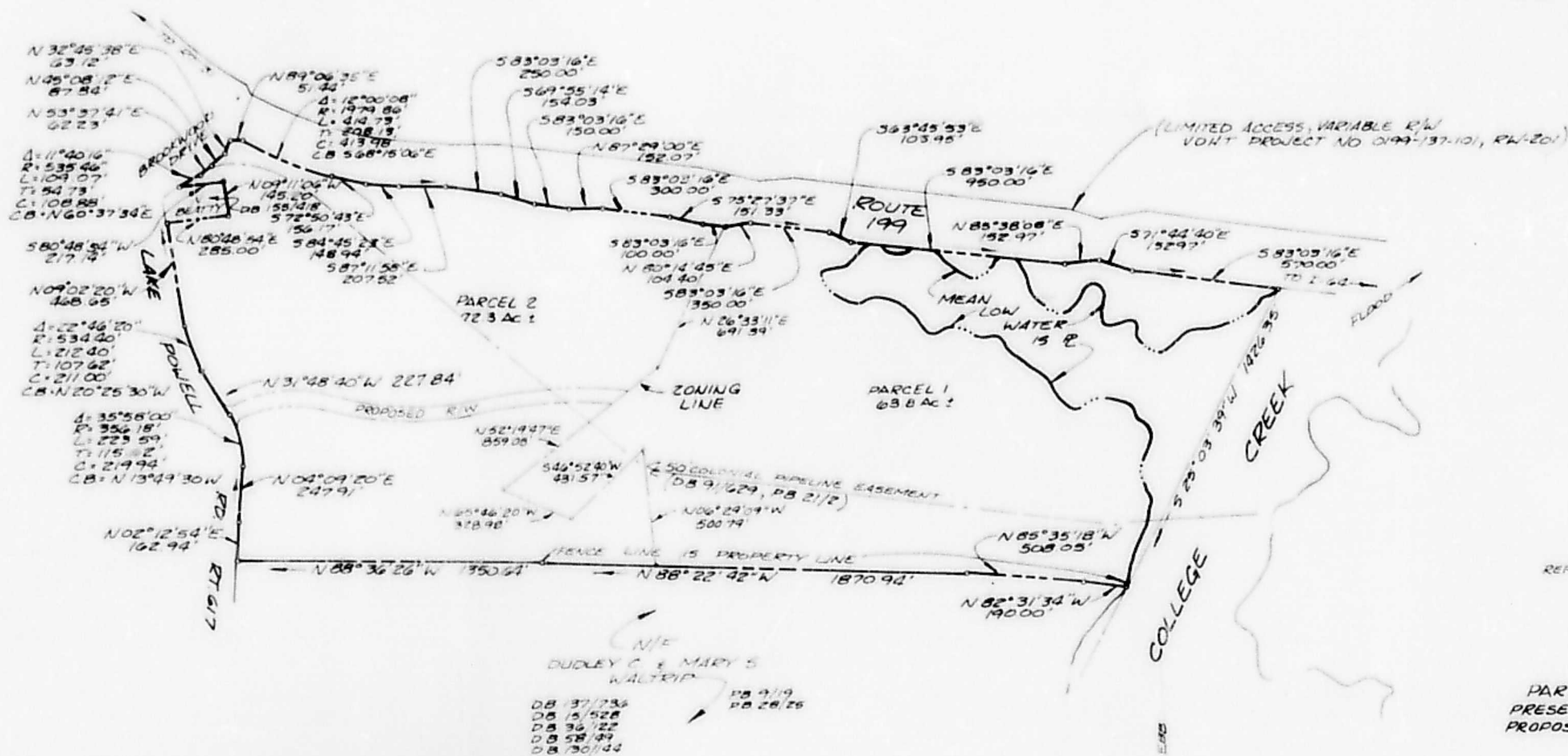


20	SCALE	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
25	SCALE	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
30	SCALE	0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
40	SCALE	0	20	40	60	80	100	120	140	160	180	200	220	240	260	280	300
50	SCALE	0	20	40	60	80	100	120	140	160	180	200	220	240	260	280	300
100	SCALE	0	100	200	300	400	500	600	700	800	900	1000	1100	1200	1300	1400	1500

45-2 1-2
S.M.S-82
COLLEG
1/3

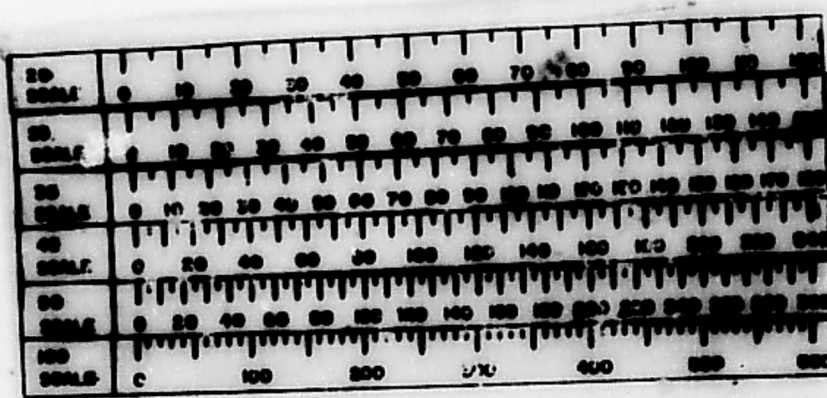


VICINITY MAP
SCALE: 1" = 2 MILES



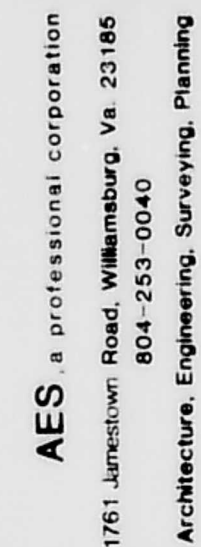
REF DB 60 PG 85
DB 14 PG 135
DB 13 PG 174

PARCEL 1
PRESENT ZONING A-2
PROPOSED ZONING R-5



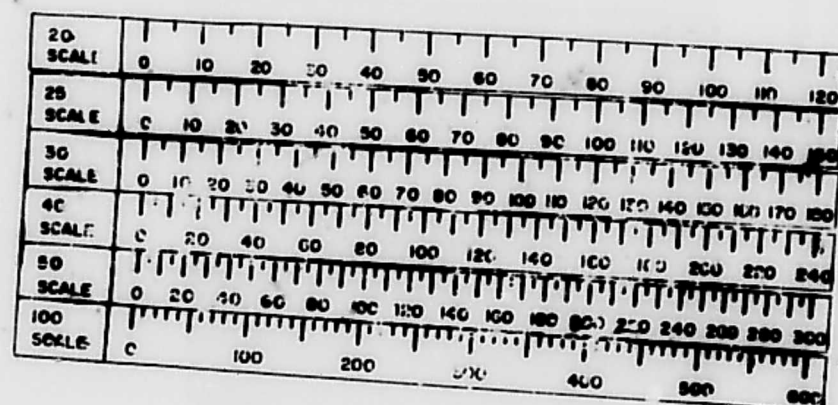
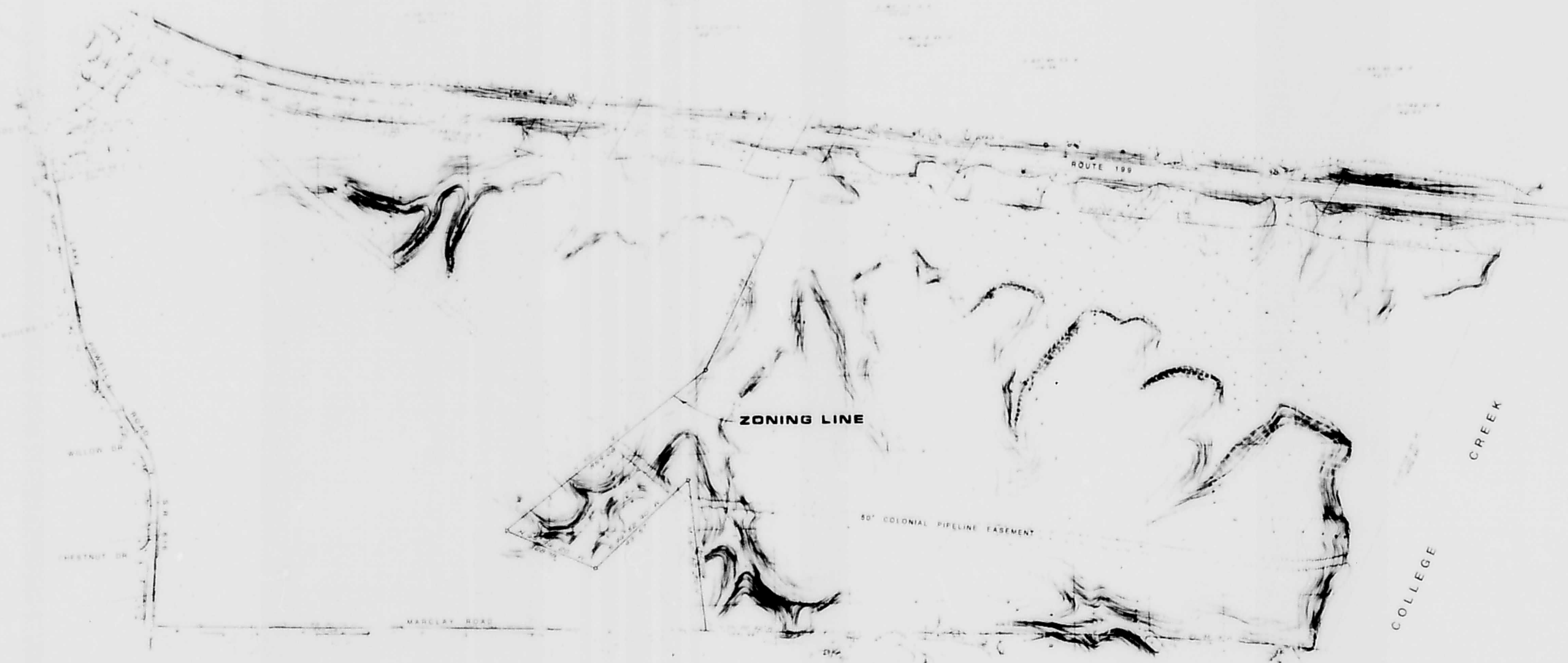
(46.2)(1-2) SUP-5-82/2382
REZONING PLAT - PARCEL 1 4/3
SURVEY OF A PORTION OF 136 AC.
STANDING IN THE NAME OF
V.M. GEDDY, JR. ET. ALS.
JAMES CITY COUNTY VIRGINIA

RES & PROFESSIONAL CORPORATION
Scale: 1" = 400'
DATE 3-31-82
JOB NO 5153



TOPOGRAPHIC MAP
McMILLER CORPORATION

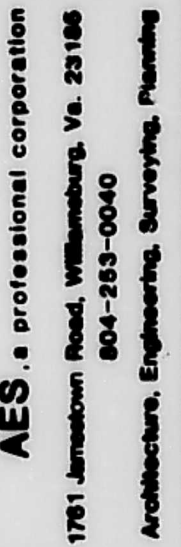
JAMES CITY COUNTY VIRGINIA



3/3 48-2 1-2 SUP-5-82
2-3-82

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Designed	Drawn GJB
Scale 1" = 200'	Date APRIL, 1982
Project No. 5153	
Drawing No. 1	

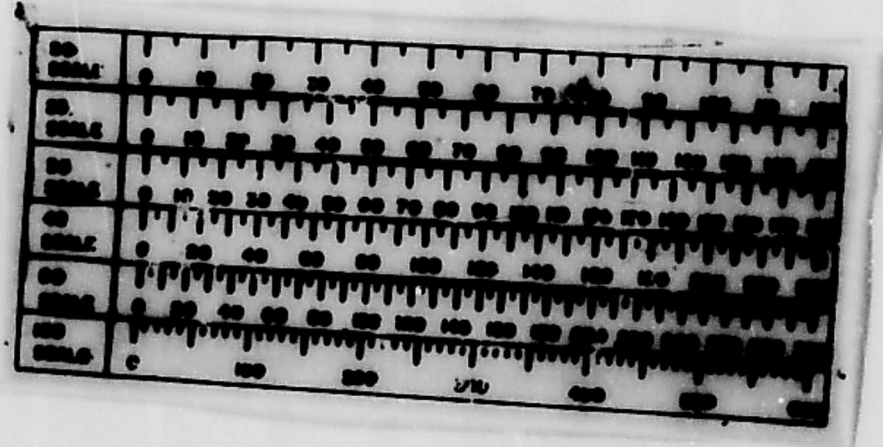
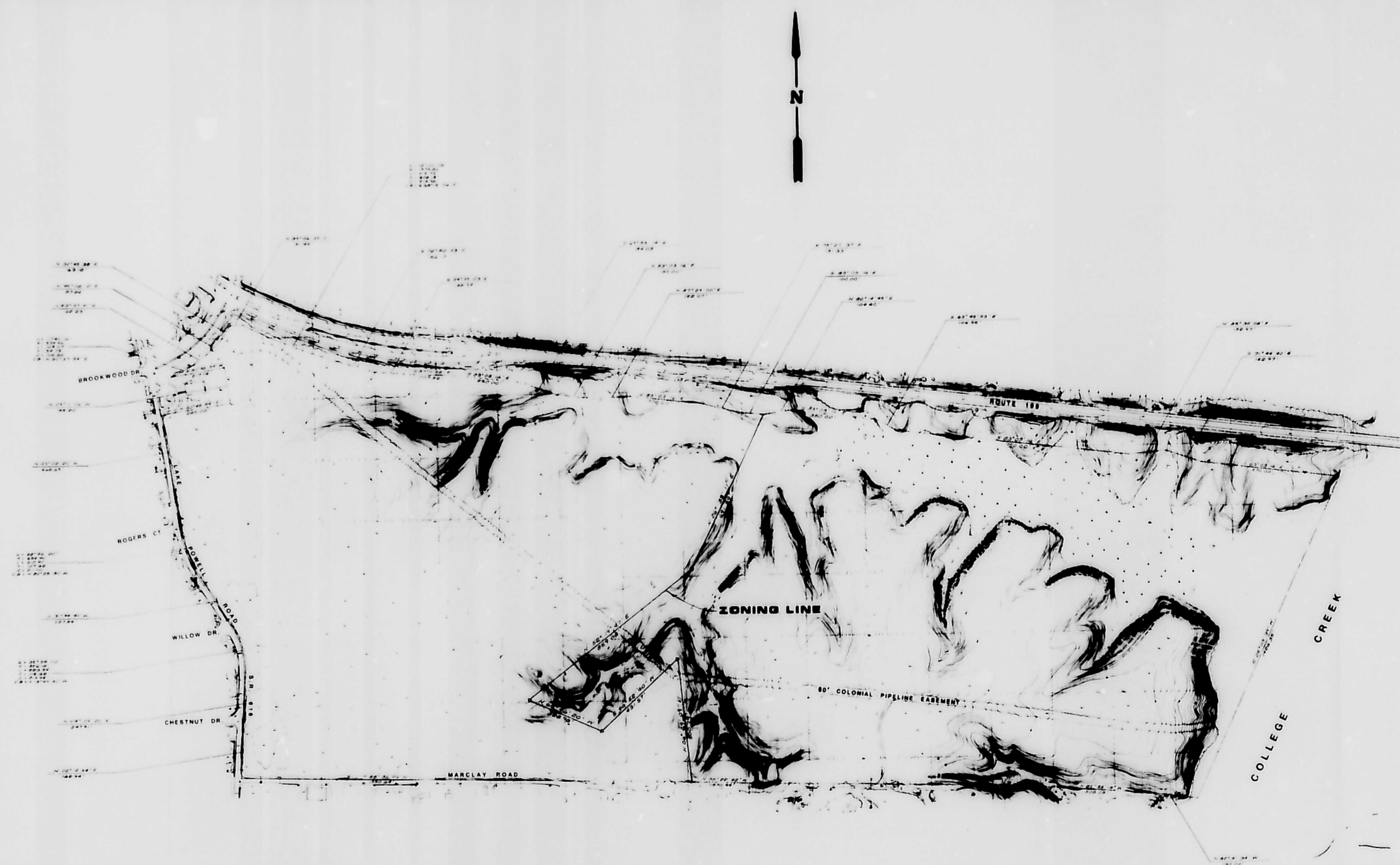


TOPOGRAPHIC MAP
McMILLER CORPORATION

JAMES CITY COUNTY



Designed	Drawn
	GSS
Date	Date
1" = 200'	APRIL, 1962
Project No.	
5153	
Drawing No.	
1	



3/3 48-2 1-2 SUP-5-82
2-5-82

AERIAL PHOTOGRAPHY AND COMPILATION BY A.D.R.
DATE OF PHOTOGRAPHY: MARCH 14, 1982

KAUFMAN & CANOLES
attorneys at law

Kaufman & Canoles, P.C.
4801 Courthouse Street
Suite 300
Williamsburg, VA 23188

Mailing Address
Post Office Box 6000
Williamsburg, VA 23188

T (757) 259.3800
F (888) 360.9092

kaufCAN.com

Paul W. Gerhardt
(757) 259.3860
pwgerhardt@kaufcan.com

June 28, 2022

VIA EMAIL

Mr. Thomas Wysong
Senior Planner II
James City County
101-A Mounts Bay Road
Williamsburg, VA 23185

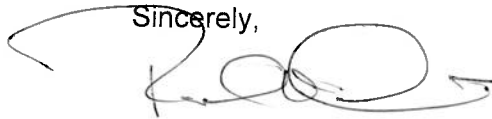
**Re: Williamsburg Landing, Inc.
JCC Application No. Z-22-0001**

Dear Mr. Wysong:

The above-referenced case is scheduled to be considered by the Planning Commission at its meeting next month; however, in light of continuing questions regarding the SUP currently applicable to the property that is the subject of the referenced case and the proposed SUP conditions the applicant would again like to request at least a one month postponement to allow the applicant and the County Staff sufficient time to adequately evaluate and address those questions.

Thank you for consideration of this request. If you have any questions, please do not hesitate to contact me.

Sincerely,



Paul W. Gerhardt

Cc (via email): Gregory R. Storer, Williamsburg Landing, Inc.
Ryan Stephenson, AES Consulting Engineers
Thomas G. Tingle, Guernsey Tingle Architects
Benming Zhang, Esq.
Paul Holt, James City County

ITEM SUMMARY

DATE: 7/6/2022

TO: The Planning Commission

FROM: Paxton Condon, Planner

SUBJECT: SUP-22-0009. JCC Police Firing Range Expansion

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Proposed SUP Conditions	Backup Material
☐	2. Location Map	Exhibit
☐	3. Master Plan	Backup Material
☐	4. Community Impact Statement	Backup Material
☐	5. Resolution Finding the Application Consistent with the Adopted Comprehensive Plan, per Section 15.2-2232	Backup Material
☐	6. Resolution Finding the Application Not Consistent with the Comprehensive Plan, per Section 15.2-2232	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	6/22/2022 - 4:21 PM
Planning Commission	Holt, Paul	Approved	6/22/2022 - 4:21 PM
Publication Management	Pobiak, Amanda	Approved	6/22/2022 - 4:24 PM
Planning Commission	Holt, Paul	Approved	6/22/2022 - 4:34 PM

**SPECIAL USE PERMIT-22-0009. JCC Police Firing Range Expansion
Staff Report for the July 6, 2022, Planning Commission Public Hearing**

SUMMARY FACTS

Applicant:	Mr. Rick Koehl, James City County
Land Owner:	James City County
Proposal:	To expand the existing James City County Police firing range to permit adequate on-site training for County Law Enforcement
Location:	1206 Jolly Pond Road
Tax Map/Parcel No.:	3010100004
Parcel Acreage:	± 545.58 acres
Project Acreage:	± 2.29 acres
Zoning:	PL, Public Lands
Comprehensive Plan:	Federal, State, or County Land
Primary Service Area: (PSA)	Outside
Staff Contact:	Paxton Condon, Planner

PUBLIC HEARING DATES

Planning Commission:	July 6, 2022, 6:00 p.m.
Board of Supervisors:	September 13, 2022, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. Staff finds the proposal would not negatively impact surrounding development.
2. Staff finds the proposal consistent with the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
3. Traffic impacts generated by this proposal are not anticipated to negatively impact surrounding zoning and development.
4. Impacts: Please see Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

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

SUMMARY STAFF RECOMMENDATION

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

Staff also recommends that the Planning Commission find this application consistent with the 2045 Comprehensive Plan as required in the Code of Virginia, Section 15.2-2232.

PROJECT DESCRIPTION

- Mr. Rick Koehl has applied for a Special Use Permit (SUP) to allow for the expansion of the James City County Police Firing Range.

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

**SPECIAL USE PERMIT-22-0009. JCC Police Firing Range Expansion
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The proposed expansion of the existing facility includes a new 260 square-foot one-story pavilion, a two-story frame observation tower that is 400 square foot and 25 feet in height, accessory parking, and elongating the range.

PLANNING AND ZONING HISTORY

- In 1985, SP-28-1985 was approved to construct the Police firing range, which has been in continuous use.
- In 2004, SP-0086-2004 was approved to construct a rain shelter at the firing range.
- In 2007, Z-0006-2007 was approved to create the Public Land Zoning District, which resulted in this property being rezoned to Public Lands, its current zoning district. The existing facility is non-conforming as the governmental institution use requires an SUP in Public Lands.

SURROUNDING ZONING AND DEVELOPMENT

The properties in the immediate vicinity are zoned A-1, General Agricultural, R-6, Low-Density Residential, and PL, Public Land. The Jolly Pond Road Convenience Center is also located at 1206 Jolly

Pond Road. A Transfer Station is located at 1204 Jolly Pond Road adjacent to the Convenience Center. Other surrounding development includes Deerwood Hills and Freedom Park. The firing range is approximately 0.8 miles (+/- 4,224 feet) from both Deerwood Hills and Freedom Park.

FINDING OF CONSISTENCY

Section 15.2-2232 of the Code of Virginia requires that unless a public facility is shown on the adopted Comprehensive Plan or other master plans for the County, the local Planning Commission and a governing body shall review the facility to determine whether the location, character, and extent of the project is substantially in accord with the adopted Comprehensive Plan.

The proposed firing range facility is not currently shown on the County's adopted Comprehensive Plan and, therefore, requires this additional level of review by the Planning Commission and the Board of Supervisors. For the Commission's consideration, a consistency determination resolution is included as Attachment No. 5 and staff's analysis and findings as to consistency with the adopted Comprehensive Plan can be found later in this staff report.

SPECIAL USE PERMIT-22-0009. JCC Police Firing Range Expansion
Staff Report for the July 6, 2022, 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>	- The proposed expansion of the firing range is intended for Law Enforcement training purposes only and will not be open to the public. As such, the proposed impacts to Jolly Pond Road are expected to be minimal.
<u>Public Transportation: Pedestrian/Bicycle</u>	<u>No Mitigation Required</u>	- No pedestrian or bicycle improvements are shown along the adjacent portion of Jolly Pond Road on the Pedestrian Accommodations Master Plan and the Regional Bikeways Master Plan.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Subject property is located approximately 7 miles from Fire Station 4. - The proposal does not generate impacts that require mitigation to the County's emergency services or facilities.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- The proposal will not generate schoolchildren.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- The proposal does not generate impacts that require mitigation to the County's parks and recreation services or facilities.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- The proposal does not generate impacts that require mitigation to public libraries or cultural centers.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	- The proposal does not generate impacts to the County's groundwater and drinking water.
<u>Watersheds, Streams, and Reservoirs</u>	<u>No Mitigation Required</u>	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. Detailed stormwater management and design will be reviewed at the site plan stage.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed and has no known cultural resources on-site.

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

SPECIAL USE PERMIT-22-0009. JCC Police Firing Range Expansion
Staff Report for the July 6, 2022, 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>	- The existing firing range is located in the interior of the existing 545.58-acre property, the majority of which is wooded and fully screened from view.
<u>Community Character</u>	<u>No Mitigation Required</u>	- Jolly Pond Road is not designated as a Community Character Corridor (CCC).
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

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

**SPECIAL USE PERMIT-22-0009. JCC Police Firing Range Expansion
Staff Report for the July 6, 2022, Planning Commission Public Hearing**

COMPREHENSIVE PLAN

The 2045 Comprehensive Plan Land Use Map designates this property as Federal, State, and County. Federal, State, and County designated properties are publicly owned lands, which include Eastern State Hospital, military installations, County offices and facilities (schools), and larger utilities such as the Hampton Roads Sanitation District Treatment Plant.

The surrounding properties are designated Rural Lands and Community Character Conservation, Open Space, or Recreation on the adopted 2045 Comprehensive Plan.

The firing range will remain located internal to the 545.58-acre parcel owned by James City County and will be operated by James City County Police. The use will produce minimal traffic and is not expected to conflict with the rural character of Jolly Pond Road.

Staff finds the proposed use consistent with the Comprehensive Plan and that the expansion of the firing range is not expected to have an impact on the existing County services on-site or to adjacent properties.

The property is not located along a CCC.

PROPOSED SUP CONDITIONS

Proposed conditions are provided in Attachment No. 1.

STAFF RECOMMENDATION

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

Staff also recommends that the Planning Commission find this application consistent with the 2045 Comprehensive Plan as required in the Code of Virginia, Section 15.2-2232.

PC/ap
SUP22-9_JCCPOFRExp

Attachments:

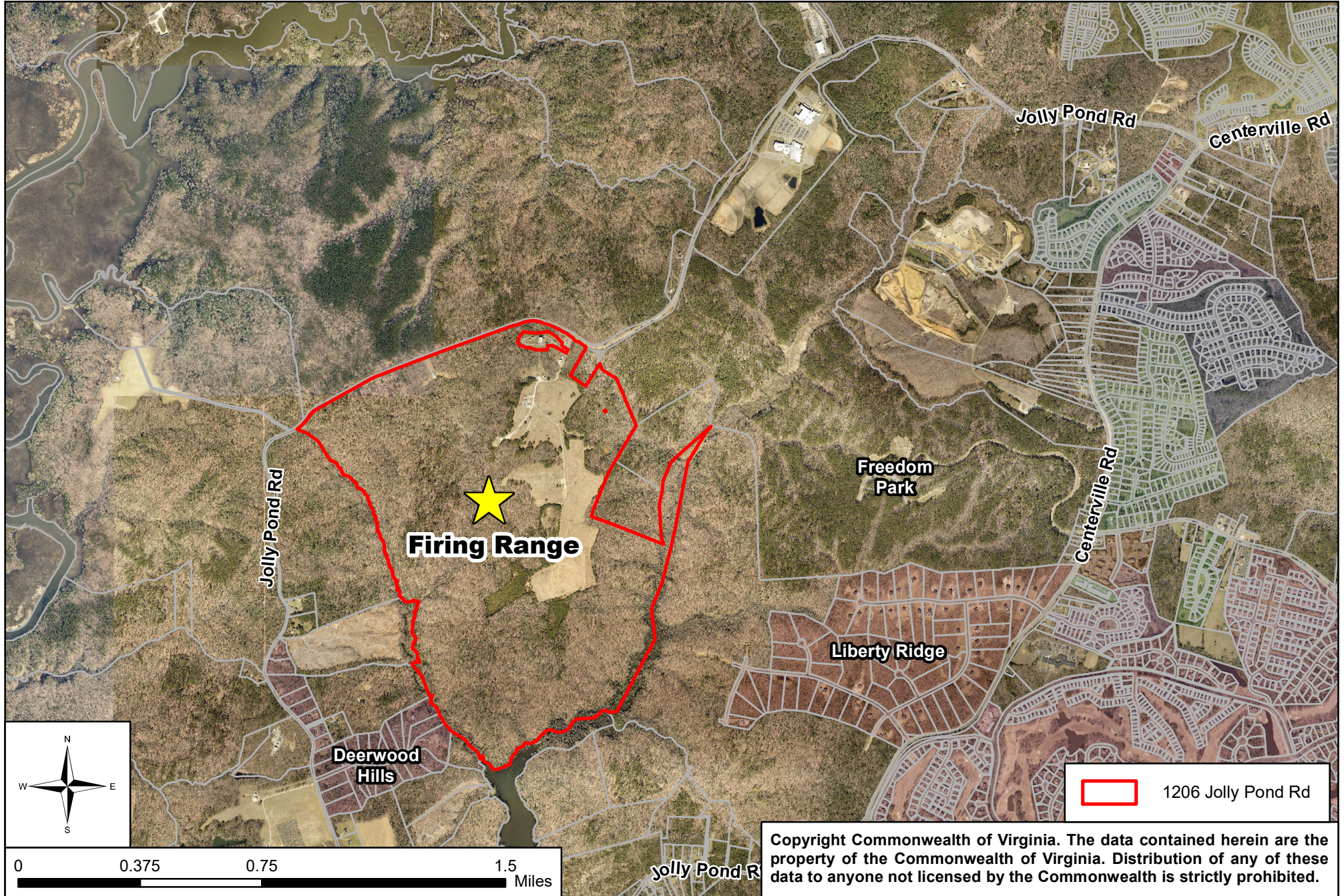
1. Proposed SUP Conditions
2. Location Map
3. Master Plan
4. Community Impact Statement
5. Resolution Finding the Application Consistent with the Adopted Comprehensive Plan, per Section 15.2-2232
6. Resolution Finding the Application Not Consistent with the Comprehensive Plan, per Section 15.2-2232

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

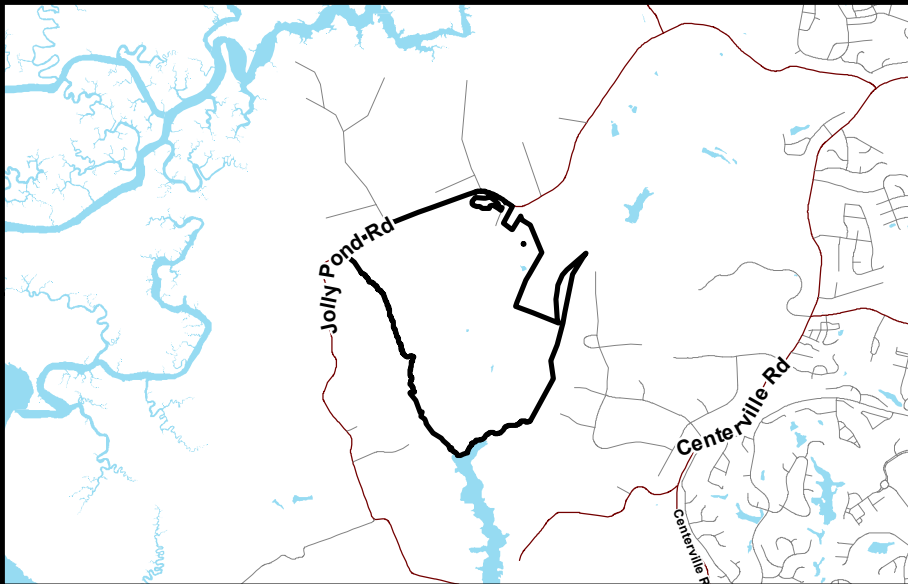
SUP-22-0009, JCC Police Firing Range Expansion

1. Master Plan: This SUP shall apply to property located at 1206 Jolly Pond Rd, which is further identified as James City County Real Estate Tax Map Parcel No. 3010100004 (the “Property”). The SUP shall be valid for the expansion of the existing firing range (the “Project”). All final development plans for the Project shall be consistent with the master plan entitled, “JCC Police Firing Range Expansion” dated June 10, 2022, (the “Master Plan”), as determined by the Director of Planning with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
2. Government Use: The Project shall be operated under the supervision of the James City County Police Department and shall be for government use only.
3. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

JCC SUP-22-0009, JCC Police Firing Range Expansion



SUP-22-0009, JCC Police Firing Range Expansion

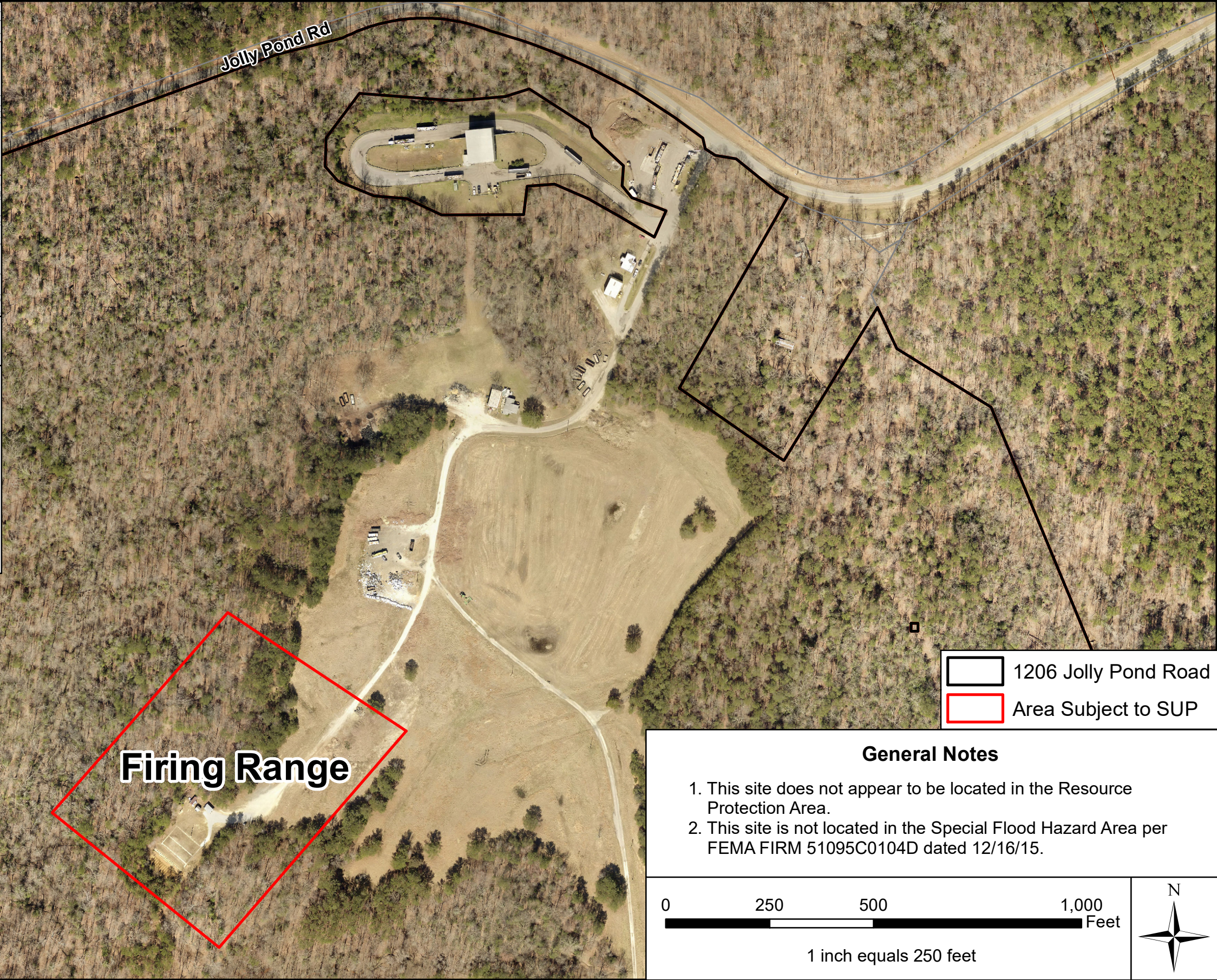


Vicinity Map
1 inch equals 1 miles

Property Information

Parcel ID: 3010100004
Property Owner: James City County
Property Address: 1206 Jolly Pond Road
Williamsburg, VA 23188

Total Site Area: ±545.58 Acres
Zoning: PL, Public Lands
Comp. Plan: Federal, State, or
County Land



1206 Jolly Pond Road
Area Subject to SUP

General Notes

1. This site does not appear to be located in the Resource Protection Area.
2. This site is not located in the Special Flood Hazard Area per FEMA FIRM 51095C0104D dated 12/16/15.

0 250 500 1,000 Feet

1 inch equals 250 feet





Police
P.O. Box 8784
4600 Opportunity Way
Williamsburg, VA 23187-8784
P: 757-253-1800
F: 757-603-6039
jamescitycountyva.gov

May 24, 2022

Rick Koehl Capital Projects

Re: James City County Police Department Weapons Range Expansion Project Statement of Need

The current JCCPD weapons range has been in existence since the late 1970's with an upgrade in 2000 for a turning target system and range control building. The current range is fifteen lanes wide and twenty-five yards long. In the last 20+ plus years law enforcement weapons training has evolved into a mandatory skill. This requires annual qualifications and frequent training for officers to be proficient and competent with their issued weapons while providing public safety to the citizens of James City County. This expansion project to the requested specifications will allow JCCPD achieve these training objectives.

Currently the Virginia Department of Criminal Justice Services (DCJS) requires that all Virginia certified law enforcement officers qualify annually to maintain their certification. JCCPD is accredited through the Va. Law Enforcement Professional Standards Commission for utilizing best practices and achieving standards set by them. The policies of JCCPD require much more than DCJS to remain accredited by VLEPSC.

The range is vital to the success and quality of the services that JCCPD provides to the community! Without this expansion project JCCPD will have to explore other training sites that could cost James City County more in fuel, travel, and training expenses. Also, this would be less efficient in providing public safety to the community.

RESOLUTION

VIRGINIA CODE SECTION 15.2-2232 ACTION ON CASE NO. SUP-22-0009

1206 JOLLY POND ROAD FIRING RANGE EXPANSION

WHEREAS, in accordance with Section 15.2-2232 of the Code of Virginia, a public building or structure, whether publicly or privately owned, shall not be constructed, established, or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan or part thereof; and

WHEREAS, James City County (the “Owners”), own property located at 1206 Jolly Pond Road, further identified as James City County Real Estate Tax Map Parcel No. 3010100004 and zoned PL, Public Lands (the “Property”); and

WHEREAS, Mr. Rick Koehl, on behalf of the Owners, has applied for a Special Use Permit (SUP) to allow for the expansion of the firing range on the Property as shown on a plan titled “JCC Police Firing Range Expansion” dated June 2, 2022; and

WHEREAS, in accordance with Section 15.2-2204 of the Code of Virginia and Section 24-9 of the James City County Zoning Ordinance, a public hearing was advertised, adjacent property owners notified, and a hearing scheduled for Case No. SUP-22-0009.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of James City County, Virginia, for the reasons expressed in the written minutes which shall be transmitted to the Board of Supervisors, finds that the general or approximate location, character, and extent of the governmental institution shown in Case No. SUP-22-0009 is substantially in accord with the adopted Comprehensive Plan and applicable parts thereof.

Tim O’Connor
Chairman, Planning Commission

ATTEST:

Paul D. Holt, III
Clerk to the Board

Adopted by the Planning Commission of James City County, Virginia, this 6th day of July, 2022.

SUP22-9_JCCPOFRExpCons-res

RESOLUTION

VIRGINIA CODE SECTION 15.2-2232 ACTION ON CASE NO. SUP-22-0009

1206 JOLLY POND ROAD FIRING RANGE EXPANSION

WHEREAS, in accordance with Section 15.2-2232 of the Code of Virginia, a public building or structure, whether publicly or privately owned, shall not be constructed, established, or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the adopted Comprehensive Plan or part thereof; and

WHEREAS, James City County (the “Owners”), own property located at 1206 Jolly Pond Road, further identified as James City County Real Estate Tax Map Parcel No. 3010100004 and zoned PL, Public Lands (the “Property”); and

WHEREAS, Mr. Rick Koehl, on behalf of the Owners, has applied for a Special Use Permit (SUP) to allow for the expansion of the firing range on the Property as shown on a plan titled “JCC Police Firing Range Expansion” dated June 10, 2022; and

WHEREAS, in accordance with Section 15.2-2204 of the Code of Virginia and Section 24-9 of the James City County Zoning Ordinance, a public hearing was advertised, adjacent property owners notified, and a hearing scheduled for Case No. SUP-22-0009.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of James City County, Virginia, for the reasons expressed in the written minutes which shall be transmitted to the Board of Supervisors, finds that the general or approximate location, character, and extent of the governmental institution shown in Case No. SUP-22-0009 is not substantially in accord with the adopted Comprehensive Plan and applicable parts thereof.

Tim O’Connor
Chairman, Planning Commission

ATTEST:

Paul D. Holt, III
Clerk to the Board

Adopted by the Planning Commission of James City County, Virginia, this 6th day of July, 2022.

SUP22-9_JCCPOFRExp-res

ITEM SUMMARY

DATE: 7/6/2022

TO: The Planning Commission

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

SUBJECT: Planning Director's Report - July 2022

ATTACHMENTS:

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

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	ComSecretary, Planning	Approved	6/28/2022 - 11:59 AM
Planning Commission	ComSecretary, Planning	Approved	6/28/2022 - 12:00 PM
Publication Management	Pobiak, Amanda	Approved	6/28/2022 - 12:06 PM
Planning Commission	ComSecretary, Planning	Approved	6/28/2022 - 12:19 PM

PLANNING DIRECTOR'S REPORT

July 2022

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 two months, please see the attached documents.
- **Board Action Results:**
 - **June 14, 2022**
 - Z-21-0012 and MP-21-0003. Proffer Amendment for Ford's Colony Master Plan (Ford's Village)
(Deferred 5-0)

New Cases for July						
Plan Type	Plan Number	Case Title	Plan District	Address	Plan Description	Plan Assigned To
Agricultural and Forestal District	AFD-22-0015	999 Jolly Pond Rd. Cranston’s Pond AFD Addition	Powhatan	999 JOLLY POND RD Williamsburg, VA 23188	Addition of 169 acres into the Cranston's Pond AFD.	John Risinger
	AFD-22-0016	2016 Forge Rd. Mill Creek AFD Addition	Powhatan	2016 FORGE RD Lanexa, VA 23168	Addition of 44 acres into the Cranston's Pond AFD	Terry Costello
Conceptual Plan	C-22-0048	Reconfiguration of Non-Conforming Lots	Powhatan	7614 CYPRESS DR Lanexa, VA 23089	Proposal to reconfigure lot line on two non-conforming lots.	John Risinger
	C-22-0049	4096 Ironbound Road Potential Uses	Jamestown	4096 IRONBOUND RD Williamsburg, VA 23188	Request to determine highest and best use of property.	Terry Costello
	C-22-0050	2349 John Tyler Highway Subdivision	Berkeley	2349 JOHN TYLER HWY Williamsburg, VA 23185	Proposal for a two lot subdivision.	Thomas Wysong
	C-22-0051	2884 Chickahominy Rd. Short-Term Rental	Stonehouse	2884 CHICKAHOMINY RD Toano, VA 23168	Proposal to use property as a short-term rental.	Suzanne Yeats
	C-22-0052	4032 Ironbound Rd. Subdivision	Jamestown	4032 IRONBOUND RD Williamsburg, VA 23188	Proposed subdivision of parcel to meet terms of a bequest.	Paxton Condon
	C-22-0053	Colonial Heritage Traffic Study Proffer Requirement	Stonehouse	6799 RICHMOND RD Williamsburg, VA 23188	Colonial Heritage Traffic Study Proffer Requirement.	Terry Costello
	C-22-0054	4535 William Bedford Parcel Designation Change	Berkeley	4525 WILLIAM BEDFORD Williamsburg, VA 23185	Change parcel designation from "recreation area" to allow construction, residential use, and to be available for use or sale by owner.	Paxton Condon
Ordinance Update	ORD-22-0001	Amendments for Scenic Roadway Protection	Roberts	101-A MOUNTS BAY RD Williamsburg, VA 23185	Amendments to the Zoning Ordinance for Scenic Roadway Protection.	Thomas Wysong
	ORD-22-0002	Amendments for R-8, Rural Residential and A-1, General Agricultural Lot Size and Related Requirements	Roberts	101-A MOUNTS BAY RD Williamsburg, VA 23185	Amendments to the Zoning Ordinance for R-8, Rural Residential and A-1, General Agricultural Lot Size and Related Requirements.	Thomas Wysong
	ORD-22-0003	Amendments for Calculation of Residential Development Density	Roberts	101-A MOUNTS BAY RD Williamsburg, VA 23185	Amendments to the Zoning Ordinance for Calculation of Residential Development Density.	John Risinger
	ORD-22-0004	Amendments for Community Recreation Facilities in Residential Districts	Roberts	101-A MOUNTS BAY RD Williamsburg, VA 23185	Amendments to the Zoning Ordinance for Community Recreation Facilities in Residential Districts.	Suzanne Yeats
	ORD-22-0005	Amendments for Uses in the B-1, General Business District	Roberts	101-A MOUNTS BAY RD Williamsburg, VA 23185	Amendments to the Zoning Ordinance for Uses in the B-1, General Business District.	Terry Costello
Subdivision	S-22-0011	4013 Rochambeau Dr Courthouse Plat	Stonehouse	4013 ROCHAMBEAU DR Williamsburg, VA 23188	4013 Rochambeau Dr Courthouse Plat.	Josh Crump
	S-22-0012	James River Baptist Church BLE	Berkeley	4931 CENTERVILLE RD Williamsburg, VA 23188	Plat of Boundary Line Extinguishment and Consolidation Plat Parcels 3040100001 and 3040100007.	John Risinger
	S-22-0013	1040 Stewarts Rd. Subdivision	Powhatan	1040 STEWARTS RD Lanexa, VA 23089	Proposal for a three lot minor subdivision.	Suzanne Yeats
	S-22-0014	3420 Pendleton Ln. Setback Adjustment	Stonehouse	3420 PENDLETON LN Toano, VA 23168	Plat to revise originally platted setbacks; Plat of Adjusted Setback Lines at 3420 Pendleton Lane.	Josh Crump
	S-22-0015	13 Foxcroft Rd. & 1 Travis Ln. BLA	Jamestown	13 FOXCROFT RD Williamsburg, VA 23188	13 Foxcroft Rd. & 1 Travis Ln. Boundary Line Adjustment.	Thomas Wysong

Plan Type	Plan Number	Case Title	Plan District	Address	Plan Description	Plan Assigned To
Site Plan	SP-22-0044	Well Drilling Specification for the Chickahominy Riverfront Park Well Replacement	Berkeley	1350 JOHN TYLER HWY Williamsburg, VA 23188	Well Drilling Specification for the Chickahominy Riverfront Park Well Replacement.	Thomas Wysong
	SP-22-0045	JCC Rec Center Charging Station Amend.	Jamestown	5301 LONGHILL RD Williamsburg, VA 23188	Electric Vehicle Charging Station at the JCC Recreation Center.	Katie Pelletier
	SP-22-0046	5268 Olde Towne Rd. Patio & Generator SP Amend.	Jamestown	5268 OLDE TOWNE RD Williamsburg, VA 23188	Site Plan Amendment to docment installation of patio, generator and other improvements.	Suzanne Yeats
	SP-22-0047	4460 Longhill Rd. Tower SP Amend.	Powhatan	4460 LONGHILL RD Williamsburg, VA 23188	Installation of equipment cabinets within the existing cell tower compound. Also adding new antennas and associated equipment to the existing cell tower. This is a new colocation project for T-mobile on the existing cell tower.	John Risinger
	SP-22-0048	Clara Byrd Baker SRTS Sidewalk	Berkeley	1900 PROSPERITY CT Williamsburg, VA 23188	Installation of a sidewalk in conjuntion with the Clara Byrd Baker Safe Routes to School Project.	Tom Leininger
	SP-22-0049	Stonehouse Tract S Pump Station	Stonehouse	9250 SIX MOUNT ZION RD Toano, VA 23168	Stonehouse Tract S Pump Station.	Thomas Wysong
	SP-22-0050	St. Bede Catholic Church Sidewalk Improvements SP Amend.	Jamestown	3686 IRONBOUND RD Williamsburg, VA 23188	St. Bede Catholic Church Sidewalk Improvements.	Jose Ribeiro
	SP-22-0051	Ironbound Crossing Wawa & Church Parking	Jamestown	4002 IRONBOUND RD Williamsburg, VA 23188	Ironbound Crossing convenience store with gas pumps and parking addition for Mount Pleasant Baptist Church.	Tom Leininger
	SP-22-0052	Busch Gardens Oktoberfest Kiosk SP Amend.	Roberts	7851 POCAHONTAS TRL Williamsburg, VA 23185	Oktoberfest Photo & Locker Building.	Terry Costello
	SP-22-0053	6450 Richmond Rd Hardee's SP Amend.	Stonehouse	6450 RICHMOND RD Williamsburg, VA 23188	Exterior Improvements including lighting, digital menu boards, and signage.	Paxton Condon
Subdivision Construction Plan	SPLN-22-0003	Stonehouse - Tract 11A - Phase 1	Stonehouse	9100 SIX MOUNT ZION RD Toano, VA 23168	Stonehouse - Tract 11A - Phase 1	John Risinger
Special Use Permit	SUP-22-0008	Williamsburg Crossing - Greenwood Christian Academy Expansion	Berkeley	5251-37 JOHN TYLER HWY Unit: 37 Williamsburg, VA 23185	Continue operations of a daycare and school, and expand current space to accommodate additional enrollment.	John Risinger
	SUP-22-0010	9201 & 9225 Pocahontas Trl. Grease Outlet	Roberts	9201 POCAHONTAS TRL Williamsburg, VA 23185	Construction of a new industrial facility that will be used as a "Solid Waste Transfer Station".	Suzanne Yeats
	SUP-22-0011	3004 Ironbound Rd. Short-Term Rental	Berkeley	3004 IRONBOUND RD Williamsburg, VA 23185	proposal to use the property for a Short-Term Rental	Paxton Condon
	SUP-22-0013	3252 N Riverside Dr. Storage and Contractor Office	Powhatan	3252 N RIVERSIDE DR Lanexa, VA 23089	Construction of a 3200 square foot metal building to be used for storage of tools and equipment, occasional work shop, and office space.	Terry Costello
	SUP-22-0015	7294 & 7296 Richmond Road- Solar Facility	Stonehouse	7294 & 7296 Richmond Road	Two-phased, solar energy generating facility.	John Risinger
	SUP-22-0016	141 Blow Flats Rd. Battery Storage	Roberts	141 Blow Flats Rd	Battery Storage Facility.	Paxton Condon
Zoning Verification Letter	ZVL-22-0013	Harris Teeter ZVL	Berkeley	4501 JOHN TYLER HWY Williamsburg, VA 23185	Request for a Zoning Verification Letter stating the zoning district, the permitted uses, and that there are no known violations of the zoning ordinance.	Taylor Orne