

**SPECIAL USE PERMIT-23-0005. 2205 Jamestown Road. Jamestown Beach Event Park Master Plan Amendment  
Staff Report for the April 5, 2023, Planning Commission Public Hearing**

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**SUMMARY FACTS**

Applicant:	Mr. Alister Perkinson, Parks Administrator, for the Parks & Recreation Department
Landowner:	James City County
Proposal:	A request to amend the Special Use Permit (SUP) Case and Master Plan to include, but not limited to, adding long-term boat storage and a running center, and changes to roadways including realigning the park entrance to create a new intersection with Jamestown Road and the Colonial Parkway. The proposed SUP amendment is designed to ensure consistency with the currently adopted Park Master Plan.
Location:	2205 Jamestown Road
Tax Map/Parcel No.:	4630100005
Property Acreage:	± 94.75 acres
Zoning:	PL, Public Lands
Comprehensive Plan:	Community Character Conservation, Open Space, or Recreation
Primary Service Area:	Inside
Staff Contact:	Ben Loppacker, Planner

**PUBLIC HEARING DATES**

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

Board of Supervisors: May 9, 2023, 5:00 p.m. (tentative)

**FACTORS FAVORABLE**

1. The proposal continues to be compatible with surrounding zoning and development.
2. The proposal is consistent with *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
3. At its July 28, 2020, meeting, the Board of Supervisors approved the Master Plan for Jamestown Beach Event Park. Staff finds the current SUP application consistent with the Board adopted Master Plan for the Park.
4. The proposed conditions mitigate traffic impacts to Jamestown Road.
5. Impacts: See Impact Analysis on Pages 4-5.

**FACTORS UNFAVORABLE**

1. Impacts: See Impact Analysis on Pages 4-5.

**SUMMARY STAFF RECOMMENDATION**

Staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions. Staff also recommends that the Planning Commission find this application consistent with Section 15.2-2232 of the Code of Virginia.

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**PROJECT DESCRIPTION**

Mr. Alistar Perkinson, Parks Administrator, Parks & Recreation Department, has submitted a request to amend the Master Plan and SUP condition changes for Jamestown Beach Event Park on behalf of the James City County Parks & Recreation Department.

Since the original *Shaping our Shores* Master Plan was approved in 2009, improvements have been made to the Park, which include removing the concrete rubble that littered the shoreline, the creation of three beach areas and the installation of shoreline grasses; upgrades to the parking and entrance way, creating an accessible paved walkway and construction of a restroom; lastly, a paddlecraft launch site was created.

In 2020, the Parks & Recreation Department updated the Master Plan included the following changes were made:

- Relocate fishing pier off the Virginia Department of Transportation (VDOT) property to far end of the beach;
- Add additional restrooms and parking for events and beach patrons;
- Addition of event tent for use with the Ambler House;
- Realign the park entrance along Jamestown Road to intersect with the road leading to the Marina;
- Addition of a public/private Running Center to support community racing, events and provide workspaces for Parks & Recreation staff.

- Close the section of Greensprings Road that runs in front of the park and align it to meet Jamestown Road; and
- Addition of long-term boat storage to support revenue development and the Marina.

At its July 28, 2020, meeting, the Board of Supervisors approved the Master Plan for Jamestown Beach Event Park. The purpose of this amendment is to update language in the conditions to be consistent with the approved Master Plan for the Park.

Traffic Analysis

A Traffic Impact Analysis was prepared by the Timmons Group dated March 17, 2022, and revised on May 16, 2022, for the proposed Jamestown Beach Event Park Master Plan update (Attachment No. 6). Based on the analysis, the following conclusions and recommendations were offered:

1. The proposed Master Plan development will not require any improvements to the existing site entrance along Jamestown Road.
2. With any renovations to the Ambler House, a westbound right-turn taper will be warranted at the site entrance.
3. Any use in the Ambler House that generates 60 or more inbound Saturday peak hour trips will warrant a westbound full width right-turn lane and taper.
4. A left-turn lane will not be warranted under any proposed circumstances.

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5. Under existing and future conditions, all movements of the intersection of Jamestown Road and the Park entrance operate at Level of Service B or better in both the PM and Saturday peaks.

These recommendations for traffic improvements are included in the proposed SUP conditions (Attachment No. 1).

**PLANNING AND ZONING HISTORY**

- On March 12, 2013, the Board approved Case No. SUP-0017-2012, allowing for the operation of the Park by the County and the adoption of the original Master Plan for the Park.
- On March 8, 2016, the Board approved Case No. SUP-0010-2015, amending the original Master Plan and resolution from 2013. This is the most recent SUP associated with this property.
- On July 28, 2020, the Board of Supervisors approved the Master Plan for Jamestown Beach Event Park.

**SURROUNDING ZONING AND DEVELOPMENT**

- The parcel is located on Jamestown Road near the Jamestown-Surry Ferry. Surrounding zoning includes R-8, Rural Residential, to the north and east, B-1, General Business, to the southeast and PL, Public Lands to the southwest.

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<b>Impacts/Potentially Unfavorable Conditions</b>	<b>Status</b> <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	<b>Considerations/Proposed Mitigation of Potentially Unfavorable Conditions</b>
<u>Public Transportation: Vehicular</u>	<u>Mitigated</u>	- See Condition No. 6 regarding mitigation of vehicular traffic on Jamestown Road entering the Park.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	- Pedestrian/bicycle accommodations are required on the north side of Jamestown Road from the Park entrance to Greensprings Road. Mitigation will come at the site plan stage.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Fire Station 5 on Monticello Avenue serves this area of the County and is approximately 3.4 miles from Jamestown Beach Event Park. - Staff finds this SUP 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>	- N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>Mitigated</u>	- The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.

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<u>Watersheds, Streams, and Reservoirs</u> Project is located in the James River Watershed.	<u>Mitigated</u>	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should site improvements be made in the future, those improvements would be subject to additional environmental review at that time. The Stormwater and Resource Protection Division has also added Condition No. 3 requiring a Master Stormwater Management Plan.
<u>Cultural/Historic</u>	<u>Mitigated</u>	- Staff finds that this project does not generate impacts that require mitigation.
<u>Nearby and Surrounding Properties</u>	<u>No Mitigation Required</u>	- Staff finds this project does not generate impacts that require mitigation.
<u>Community Character</u>	<u>No Mitigation Required</u>	- Jamestown Road is in a Community Character Corridor; however, the Master Plan does not propose any amenities within the 150-foot buffer along the Jamestown Road rights-of-way. This parcel is located within a Community Character Area.
<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.

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**2045 COMPREHENSIVE PLAN**

The site is designated Public Lands on the 2045 Comprehensive Plan Land Use Map. All surrounding properties are designated Low-Density Residential.

Appropriate primary uses for areas designated Community Character Conservation, Open Space, or Recreation, include parks and recreational amenities such as recreation fields, trails, wildlife corridors, and greenways. Staff finds this use to generally fit within these categories.

**FINDING OF CONSISTENCY**

Section 15.2-2232 of the Code of Virginia states, in part, that no public park facility be allowed unless the Planning Commission finds the location of the park “substantially” consistent with the adopted Comprehensive Plan. As previously stated, in the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan* Comprehensive Plan Land Use Map, the Upper County Park is designated as Community Character Conservation, Open Space, or Recreation (CCOR). Also, staff finds this proposal consistent with the Comprehensive Plan since the Park will serve the County and region as a whole and because it is a public facility (i.e., owned and operated by James City County). For the Commission’s consideration, a consistency determination resolution is included as Attachment No. 9.

**STAFF RECOMMENDATION**

Staff finds the proposal to be compatible with surrounding zoning and development and that it is consistent with *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.

Staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the

proposed conditions. Staff also recommends that the Planning Commission find this application consistent with Section 15.2-2232 of the Code of Virginia.

BL/ap  
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**Attachments:**

1. Proposed SUP Conditions
2. Location Map
3. Master Plan Jamestown Beach Event Park July 2020
4. Applicant Narrative
5. SUP-0010-2015 Resolution
6. Traffic Memorandum
7. *Shaping Our Shores* 2009 Resolution
8. Jamestown Beach 2009 Shaping Our Shore Master Plan
9. Resolution: 15.2-2232 Consistency Determination

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