
SPECIAL USE PERMIT-19-0004. James City Service Authority College Creek Pipeline Project

Staff Report for the March 6, 2019, Planning Commission Public Hearing**SUMMARY FACTS**

Applicant:	Mr. Mike Gaffney, of Rummel, Klepper, & Kahl (RK&K)
Land Owner:	Virginia Department of Transportation (VDOT)
Proposal:	To allow for the installation of +/- 1100 linear feet of a 14-inch water main
Location:	Under College Creek, along the south side of the Humelsine Parkway (State Route 199) eastbound bridge.
Tax Map/Parcel Nos.:	Bounded by Humelsine Parkway, 4920100002 and 49103A0002
Project Acreage:	+/- .95 acres
Zoning:	R-5, Multifamily Residential, R-8, Rural Residential, and R-1, Limited Residential
Comprehensive Plan:	Low Density Residential
Primary Service Area:	Inside
Staff Contact:	Terry Costello, Deputy Zoning Administrator

PUBLIC HEARING DATES

Planning Commission:	March 6, 2019, 6:00 p.m.
Board of Supervisors:	April 9, 2019, 5:00 p.m. (Tentative)

FACTORS FAVORABLE

1. With the recommended conditions, the proposal is compatible with surrounding zoning and would not impact surrounding development.
2. The proposal promotes public health and safety by providing reliable and efficient water service.
3. There will be limited land disturbance due to using the trenchless horizontal directional drilling method for installation.
4. The proposal also includes the co-location of fiber optics which will add support to the County's commitment to provide a cost-effective high-speed information service.

FACTORS UNFAVORABLE

1. With the attached Special Use Permit (SUP) conditions for each application, staff finds that there are no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Recommend approval of this application to the Board of Supervisors, subject to the attached conditions.

PROJECT DESCRIPTION

Mr. Mike Gaffney of RK&K has applied on behalf of the James City Service Authority (JCSA) to permit the installation of approximately 1,100 linear feet of a 14-inch water main underneath College Creek, along the south side of the Humelsine Parkway (State Route 199) eastbound bridge. The property is currently VDOT right-of-way,

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generally bounded by the Humelsine Parkway, and Tax Map Parcels 4820100002 and 49103A0002.

In order to improve local infrastructure and to mitigate the risk of future failures, a new water main is required. The current water main is located along the north side of Humelsine Parkway westbound bridge and is attached to the bridge itself. This waterline was installed in 1976 and is in need of major repair and rehabilitation.

Horizontal Directional Drilling under College Creek is expected to be the method of construction. The length of the pipeline would be approximately 1,100 feet from the entry and exit points. The entry point is proposed to be approximately 200 feet west and 50 feet south of the western end of the eastbound bridge. The exit point is proposed to be approximately 200 feet east and 50 feet south of the eastern end of the bridge.

Simultaneously, the County will also be co-locating a fiber optic cable. This project will enhance the County's communication system and will also serve the Williamsburg-James City County School Division.

The work will take place within VDOT's right-of-way and within the JCSA easement on the east end (at the exit point) of the bridge. Land disturbance would be limited to clearing of staging areas as needed. Agency permits will be required from the United States Army Corps of Engineers, Virginia Marine Resources Commission, and the Virginia Department of Environmental Quality. Condition No. 3 will ensure that disturbed areas are replanted.

PLANNING AND ZONING HISTORY

- The current water main is located on the north side of Humelsine Parkway eastbound bridge. This existing water line was installed in 1976 when water lines were a permitted use in accordance with

the issuance of a conditional use permit. However, staff was unable to locate a conditional use permit in County records.

- In 1979, the Zoning Ordinance was changed to require an SUP for water lines that were located outside a subdivision or other approved development.
- The proposed line will be installed under College Creek and will handle a larger capacity of water than what is currently in use. Therefore, an SUP is required.

SURROUNDING ZONING AND DEVELOPMENT

- The location of the project is under College Creek, along the south side of the Humelsine Parkway eastbound bridge. It is bordered on the west by the Williamsburg Landing Development, south by College Creek, and east by undeveloped land owned by College Creek Estates. Property to the north of the site is located in the City of Williamsburg.
- Surrounding Zoning Designations Include:
 - R-5, Multifamily Residential to the west (Williamsburg Landing), R-8 Rural Residential to the south (College Creek), and R-1, Limited Residential to the west (College Creek Estates).
 - The two properties in the City of Williamsburg are zoned RS-1, Single-Family Residential.

COMPREHENSIVE PLAN

- The properties are designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map.

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- Principal suggested uses include single-family and multifamily units, accessory units, cluster housing, and recreation areas.
- Although water facilities are not a suggested principal use, staff finds that this proposal is consistent with Comprehensive Plan as it promotes public health and safety as well as supporting the County's commitment to a high speed information service.
- Surrounding Comprehensive Plan Designations Include:
 - Low Density Residential to the east, south, and west.

PUBLIC IMPACTS

1. Anticipated Impact on Public Facilities and Services:

- a. *Traffic.* Impacts to traffic will be temporary. Access to the site will be through the right-of-way on the west side of the bridge at College Creek. There may be times where one lane may be closed to accommodate equipment moving to and from the site. JCSA has estimated that this project should take 2-3 weeks and will take place in the fall or winter months to avoid summer traffic.
- b. *Schools/Fire/Utilities.* No impacts anticipated. JCSA and the Fire Department have reviewed the proposals and have no comments.

2. Environmental: There is a Resource Protection Area (RPA) located in the project area. It will be necessary to obtain an approval from the Chesapeake Bay Board for activities in the RPA. The proposal is located in a special flood hazard area. All activities shall comply with the Floodplain Area Regulations of the Zoning Ordinance.

3. Nearby and Surrounding Properties:

- a. *Visual Impacts:* Access to the site will be off of Humelsine Parkway on the eastbound side of the bridge. During the installation of the water main, equipment, and construction trucks may be visible from Humelsine Parkway. There will be no equipment permanently stored on-site. No permanent access is required once the water main is installed.
- b. *Noise and Other Impacts:* Noise associated with the project will be limited, with the volume anticipated to similar to that produced by a generator. The directional drilling process does not produce vibrations.

PROPOSED CONDITIONS

- The full text of the proposed conditions is attached.

STAFF RECOMMENDATION

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

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Attachments:

1. Location Map
2. Master Plan "Water Main Layout Plan" dated February 2019
3. Proposed SUP Conditions SUP-19-0004
4. Environmental Inventory and Constraints

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