

A G E N D A
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts bay Road, Williamsburg, VA 23185
September 23, 2020
4:00 PM

A. CALL TO ORDER

1. This meeting will be held electronically pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors on April 14, 2020 and readopted on September 8, 2020. The meeting will be accessible through a Zoom audio meeting. Please go to <https://zoom.us/j/96544339685> or call 301-715-8592 and enter the meeting ID 965 4433 9685. Citizen comments may be submitted via US Mail to the Planning Commission Secretary, PO Box 8784, Williamsburg, VA 23187, via electronic mail to community.development@jamescitycountyva.gov, or by leaving a message at 757-253-6750. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

B. ROLL CALL

1. Electronic Meeting Resolution

C. MINUTES

1. June 17, 2020 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. SP-20-0060. Chickahominy Riverfront Park Shoreline Stabilization - Tree Removal SP Amend

F. ADJOURNMENT

ITEM SUMMARY


DATE: 9/23/2020

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: September 23, 2020 Meeting Details

ATTACHMENTS:

	Description	Type
	Zoom Instructions	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Baruch, Alex	Approved	9/15/2020 - 8:49 AM
Development Review Committee	Holt, Paul	Approved	9/15/2020 - 8:53 AM
Publication Management	Daniel, Martha	Approved	9/15/2020 - 8:58 AM
Development Review Committee	Holt, Paul	Approved	9/15/2020 - 8:58 AM

Zoom Instructions for Participants before a Meeting

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. You will receive notice for a videoconference or conference call via email. The notification will include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9-digit (usually) Meeting ID.

Join the Videoconference

1. At the start time of your meeting, click on the link in your invitation to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your computer’s audio and microphone at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without clicking on the invitation link by going to join.zoom.us on any browser and entering the Meeting ID provided by your committee analyst.

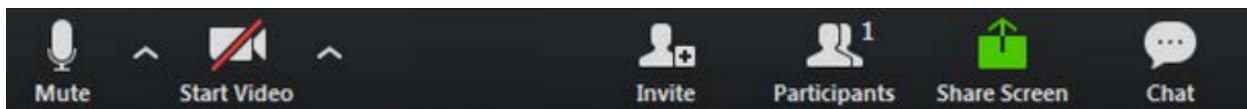
Join Audio via Phone (Recommended for best connection)

If you have sluggish internet connection, your computer or phone lacks a microphone, or for issues with hearing the audio, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided in your invitation.
2. Enter the Meeting ID number (also provided in your invitation) when prompted using your touch-tone keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2-digit participant ID to be associated with your computer.

During the Meeting

Using the participant controls in the lower left corner of the Zoom screen you can:



- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand
- Change your screen name that is seen in the participant list and video window
- Share your screen

On your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants (like a grid).

ITEM SUMMARY

DATE: 9/23/2020

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: Electronic Meeting Resolution

ATTACHMENTS:

	Description	Type
	Virtual Meeting Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Baruch, Alex	Approved	9/15/2020 - 8:48 AM
Development Review Committee	Holt, Paul	Approved	9/15/2020 - 8:52 AM
Publication Management	Daniel, Martha	Approved	9/15/2020 - 8:57 AM
Development Review Committee	Holt, Paul	Approved	9/15/2020 - 8:58 AM

RESOLUTION

DEVELOPMENT REVIEW COMMITTEE ELECTRONIC MEETING

WHEREAS, on March 24, 2020, the James City County Board of Supervisors (the “Board”) adopted an emergency Ordinance to ensure the continuity of government in response to the coronavirus pandemic negatively affecting the health, safety, and welfare of the citizens of James City County (the “County”); and

WHEREAS, on April 14, 2020 and September 8, 2020, the Board readopted the continuity of government Ordinance (the “Ordinance”), which, under certain circumstances, permits the Board and its subordinate boards, committees, and commissions to conduct regularly scheduled, special, or emergency meetings solely by electronic or telephonic means without a quorum of members physically present (a “Virtual Meeting”); and

WHEREAS, the Development Review Committee is a committee of the Planning Commission, a subordinate appointed commission of the Board, and is therefore eligible to conduct a Virtual Meeting; and

WHEREAS, the Development Review Committee desires to conduct a Virtual Meeting on September 23, 2020, at which time those items listed on the agenda attached hereto (the “Agenda”) will be considered; and

WHEREAS, each of the members of the Development Review Committee have reviewed each of the items listed on the Agenda and have determined that consideration of each is necessary to ensure the continuation of the essential functions of the government during the emergency described in the Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Committee of James City County, Virginia, hereby finds and declares that immediate consideration of each of the items set forth in the Agenda is necessary to ensure the continuation of essential functions of the government during the emergency declared by the Board and further described in the Ordinance.

Jack Haldeman, Jr.
Chairman, Development Review Committee

ATTEST:

Paul D. Holt, III
Secretary to the Planning Commission

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HALDEMAN	_____	_____	_____
LEVERENZ	_____	_____	_____
NULL	_____	_____	_____
POLSTER	_____	_____	_____
KRAPF	_____	_____	_____

Adopted by the Development Review Committee of James City County, Virginia, this 23rd day of September, 2020.

ITEM SUMMARY

DATE: 9/23/2020

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: June 17, 2020 Meeting Minutes

ATTACHMENTS:

	Description	Type
	Minutes of the June 17, 2020 DRC Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Baruch, Alex	Approved	9/15/2020 - 3:50 PM
Development Review Committee	Holt, Paul	Approved	9/16/2020 - 11:18 AM
Publication Management	Daniel, Martha	Approved	9/16/2020 - 11:21 AM
Development Review Committee	Holt, Paul	Approved	9/16/2020 - 11:22 AM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 17, 2020
4:00 PM

A. CALL TO ORDER

1. This meeting will be held electronically pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors on April 14, 2020. The meeting will be accessible through a Zoom audio meeting. Please go to <https://zoom.us/j/93550969429> or call 301-715-8592 and enter the meeting ID 935 5096 9429. Citizen comments may be submitted via US Mail to the Planning Commission Secretary, PO Box 8784, Williamsburg, VA 23187, via electronic mail to community.development@jamescitycountyva.gov, or by leaving a message at 757-253-6750. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

B. ROLL CALL

1. Electronic Meeting Resolution

Mr. Jack Haldeman called the Development Review Committee (DRC) meeting to order at 4:05 p.m. He called the roll and read the electronic meeting resolution.

Ms. Julie Leverenz made a motion to Adopt the electronic meeting resolution.

The resolution was adopted by a voice vote of 5-0.

Present:

Jack Haldeman, Chair
Rich Krapf
Julie Leverenz
Barbara Null
Frank Polster

Staff in Attendance:

Alex Baruch, Principal Planner
Tori Haynes, Senior Planner
Thomas Wysong, Senior Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. April 22, 2020 Meeting Minutes

Mr. Frank Polster motioned to Approve the April 22, 2020 DRC meeting minutes.

On a voice vote, the Motion passed 4-0-1. Ms. Barbara Null abstained from the vote since she did not attend the April 22, 2020 meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-20-0015. Virginia Health Services, Colonial Heritage

Ms. Tori Haynes addressed the Committee and stated that Mr. Ryan Kiss, on behalf of Virginia Health Services, has applied for the new construction of a 160,000 square-foot assisted living facility. She noted that the facility will contain 120 beds, with sections ranging from one to three stories. Ms. Haynes said the property is located within commercial Land Bay VI of the Colonial Heritage Master Plan and is subject to the proffers associated with Case No. Z-3-2002.

Ms. Haynes stated that No. III-2 of the adopted proffers states that “conceptual elevations for development shall be approved prior to site plan approval for any nonresidential building by the DRC.” She said in this case, the proposed building elevations shall be reviewed for consistency with the design guidelines approved under Case No. C-19-0030.

Ms. Haynes also noted that per Section 24-147, DRC review of the site plan is required when total floor area exceeds 30,000 square feet and is not predominantly for office, warehouse, or industrial use. She stated the DRC will make a recommendation to the Planning Commission, who can then grant preliminary approval of the site plan. Ms. Haynes noted that granting preliminary approval would start a time limit for final approval to be achieved within one year.

Ms. Haynes told the Committee the applicant has stated his intention to subdivide the parcel so that the facility will be situated on an interior parcel to the west, and it will not front directly on Richmond Road. She explained that access to the facility, as well as to the other future commercial parcels in Land Bay VI, will be provided via the realignment of the existing private road extending from Richmond Road to Colonial Heritage Boulevard. She said this is called the “New Entry Road” in the design guidelines.

Ms. Hayes said the approved design guidelines call for any facades facing Richmond Road or the New Entry Road to be treated as primary facades, incorporating traditional colors and materials including brick, board & batten siding, and trellis elements, as well as fenestration, gables, towers, and other architectural features to help add visual interest. Ms. Haynes said that staff generally found the elevations to be consistent with the approved design guidelines, although staff did note that the roof on the one-story section appears to be at a steeper pitch than what is shown in the design guidelines.

Ms. Haynes then noted that, regarding parking, the design guidelines stipulate that parking should be located behind primary façades and should not be visible from Richmond Road wherever possible. She further explained that if parking is visible, it should be screened using landscaping features and berms. Ms. Haynes said that, as shown on the site plan, the proposed parking areas are located in a fashion consistent with the design guidelines, although at this stage parking lots visible from Richmond Road are not yet sufficiently screened. Ms. Haynes said staff finds that revising the site plan to reflect the appropriate screening is achievable and not a hindrance to preliminary approval.

Ms. Haynes explained further that staff finds the outstanding comments from various agencies will not substantively impact the layout or size of the facility. She noted, although there are several items to complete for an approvable final site plan, staff finds that these are achievable through typical site plan revisions. She told the Committee that, should there be a substantive change to the layout or size of the facility, staff would bring this proposal back to the DRC for another review.

Ms. Haynes said that staff recommends that the DRC approve the proposed building elevations, subject to a revised roof design on the single-story sections as determined by the Planning Director. She stated staff also recommends that the DRC recommend preliminary approval of the site plan, subject to addressing all outstanding agency comments and receiving final approval within one year.

Ms. Haynes asked if the Committee had any questions, and noted that the applicants were also available.

Mr. Polster asked Ms. Haynes about the issue with pitch on the elevation document and said he read the applicant letter with rationalization.

Ms. Haynes replied the single-story section noted was consistent with the three-story section, and it was not a serious concern for staff. She said staff wanted to inform the DRC and address the slight difference between the elevation and design guidelines, but she did not think it would hinder approval.

Mr. Polster said that the context provided by the applicant was very helpful, and he did not see a problem with the difference.

Ms. Leverenz commented on the elevations as well. She noted a strong vertical blankness in the towers. She suggested some kind of decorative or functional window might be desirable.

Ms. Haynes stated that the DRC could include that in its recommendation.

Mr. Rich Krapf said he agreed with the comments made by both Mr. Polster and Ms. Leverenz. He asked if the applicant could address the possibility of some kind of architectural feature or decorative window under the gable.

Mr. Mark Richardson from Timmons Group said that Mr. Jeff Stodghill from PMA Architecture was on the call. Mr. Richardson said he believed one area discussed is an elevated section of roofline inside the building. He said other areas discussed do not have the same availability and include unoccupied space above a one-story section. He also noted that Mr. Jesse Young from Virginia Health Services was on the call.

Mr. Stodghill told the Committee that Elevation 8 was a two-story space and could have windows. He noted that the other elevations discussed consisted of only attic space for equipment, but they could address the concern as they meet their objective of hiding equipment in the roof levels.

Mr. Polster said either a window or some kind of decorative detail would be fine.

Mr. Young requested the ability to not add decorative detail to every area in order to maintain the unique look of the elements.

Mr. Krapf said he agreed and had concern the additional details may make a clean design look too busy. He said they should allow the applicant to make adjustments judiciously and possibly present revised renderings at a future DRC meeting.

Ms. Haynes said the DRC could prefer that, or the Committee could also make a recommendation that the applicant work with staff and the Planning Director before final approval.

Mr. Polster said he was in favor of having staff and the Planning Director work with the applicant.

Ms. Leverenz said she agreed with Mr. Polster.

Mr. Krapf agreed and said the Planning Commission would see the final design.

Mr. Alex Baruch asked to clarify whether there was a certain amount of detail the DRC would like added to the elevations. He said the item would be on the Planning Commission Consent Agenda.

Ms. Leverenz suggested the elevations facing the parking lots and roads should take priority when adding details.

Mr. Polster agreed.

Mr. Haldeman asked if there were any other comments or questions.

Ms. Haynes asked for any consideration of preliminary approval of the overall layout and size of facility. She said preliminary approval would grant one year to achieve final approval.

Mr. Polster motioned to recommend preliminary approval of the site plan.

The motion was approved on a voice vote of 5-0.

Mr. Polster motioned to approve the elevations, with adjustments discussed to be made between the applicant, staff, and Planning Director.

The motion was approved on a voice vote of 5-0.

2. C-20-0054. 164 & 168 Bush Springs Rd - Overhead Utility Waiver

Mr. Thomas Wysong addressed the Committee and stated that Mr. Paul White has submitted a waiver request on behalf of PW Development, Inc. for Section 24-200c of the Zoning Ordinance which requires all new utility connections to be placed underground.

Mr. Wysong stated that the proposed overhead power line would be for two residential parcels, 164 and 168 Bush Springs Road, which are planned for the construction of two new homes. He said the properties account for 2.23 acres total, are inside the Primary Service Area, are zoned for Limited Residential use, and are designated for Low Density Residential on the adopted Comprehensive Plan.

Mr. Wysong told the Committee that the property owners had worked with Dominion Energy for several months to secure an underground easement on the properties adjacent to 164 and 168 Bush Springs Road for a proposed buried power line. However, Mr. Wysong stated, Dominion Energy was unable to acquire an underground easement on these adjacent properties.

Mr. Wysong said as a result, Dominion Energy is instead proposing to connect an overhead power line from a new 36-foot, six-inch high pole to be located on the 168 Bush Springs Road property to a new 36-foot, six-inch high pole to be located on the other side of Bush Springs Road. He said the lowest cable will connect at 24 feet, 10 inches, and the approximate length of the power line from pole to pole will be 100 feet. He explained the secondary wires connecting from the pole to both proposed houses will be buried.

Mr. Wysong stated that staff examined the factors listed in Section 24-200(c) as part of the review for this request. He said these factors include voltage requirements, existing overhead

service, existing tree cover, and physical features of the site and the surrounding area. Mr. Wysong said staff notes that: 1) the line would be an extension of existing overhead service; 2) adjacent property owner will not grant an underground utility easement; and 3) the extension would be a short distance from existing service to the property.

Mr. Wysong said due to these factors, staff finds that this application meets the criteria for consideration of waiver as found in Section 24-200(c) and recommends the DRC recommend approval of this request to the Planning Commission.

Mr. Wysong asked the Committee members if they had any questions. He said Ms. Dianne Newman was on the call and represented the applicant.

Mr. Haldeman asked why the adjacent property owners did not want to bury the line.

Mr. Wysong replied that Dominion Energy could not get a response from some property owners.

Ms. Leverenz asked if the other homes in the area had overhead lines.

Mr. Wysong replied yes.

Mr. Krapf replied that some property owners do not want to give up an easement for a utility.

Mr. Krapf motioned to Approve an overhead utility waiver for 164 and 168 Bush Springs Road.

The motion passed on a voice vote of 5-0.

F. ADJOURNMENT

Mr. Haldeman thanked everyone for attending the meeting.

Mr. Polster motioned to Adjourn the meeting.

Mr. Haldeman adjourned the meeting at 4:30 p.m. after a unanimous voice vote of 5-0.

Mr. Jack Haldeman, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 9/23/2020

TO: The Development Review Committee

FROM: Alex Baruch, Acting Principal Planner

SUBJECT: SP-20-0060. Chickahominy Riverfront Park Shoreline Stabilization - Tree Removal SP Amend

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Location Map	Backup Material
☐	Tree Removal Amendment Narrative	Backup Material
☐	Proposed Site Plan Amendment	Backup Material
☐	Chickahominy Riverfront Park Master Plan	Backup Material
☐	Chickahominy Riverfront Park SUP Conditions	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Baruch, Alex	Approved	9/15/2020 - 3:51 PM
Development Review Committee	Holt, Paul	Approved	9/16/2020 - 11:21 AM
Publication Management	Burcham, Nan	Approved	9/16/2020 - 11:22 AM
Development Review Committee	Holt, Paul	Approved	9/16/2020 - 11:23 AM

SITE PLAN-20-0060. Chickahominy Riverfront Park Shoreline Stabilization - Tree Removal Site Plan Amendment
Staff Report for the September 23, 2020, Development Review Committee

SUMMARY FACTS

Applicant:	Mr. Darryl Cook, James City County Assistant Stormwater Director
Land Owner:	James City County
Proposal:	To stabilize portions of the Chickahominy Riverfront Park shoreline that are experiencing excessive erosion.
Reason for Development Review Committee (DRC)	Adopted Special Use Permit (SUP) Conditions require Planning Director and DRC approval for tree clearing on the Chickahominy Riverfront Park property.
Location:	1350 John Tyler Highway
Tax Map/Parcel No.:	3430100002
Project Acreage:	+/- 139.42 acres
Zoning:	PL, Public Lands
Comprehensive Plan:	Open Space or Recreation
Primary Service Area:	Outside
Staff Contact:	Alex Baruch, Acting Principal Planner

FACTORS FAVORABLE

1. The work will limit further erosion of the shoreline.
2. The proposal will only remove trees necessary for shoreline stabilization project.

FACTORS UNFAVORABLE

1. Staff finds that there are no unfavorable factors.

STAFF RECOMMENDATION

The Planning Director finds the proposal acceptable; however, SUP Condition No. 7 states that both the Planning Director and DRC need to approve the removal of trees on the property.

PROJECT DESCRIPTION

A site plan amendment proposing a shoreline stabilization project at Chickahominy Riverfront Park was submitted and approved last year.

During a pre-construction walk-through of the site, an additional area was identified as beginning to erode. In order to effectively address and include this additional area in the stabilization effort, additional trees must be removed.

SUP Condition No. 7 for Chickahominy Riverfront Park (SUP-0014-2009), requires that, "Tree clearing on the entire property shall be limited to the minimum necessary to accommodate the proposed recreational uses shown on the Master Plan and related driveways, entrance improvements and facilities as determined by the Director of Planning or designee and the DRC."

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

SITE PLAN-20-0060. Chickahominy Riverfront Park Shoreline Stabilization - Tree Removal Site Plan Amendment
Staff Report for the September 23, 2020, Development Review Committee

The applicant is requesting to stabilize an additional portion of the shoreline that is experiencing erosion that was not anticipated on the original amendment. The bank erosion is limiting environmental habitat, encroaching on park infrastructure, reducing the existing riparian buffer as the shoreline moves inland and the eroded banks present a safety hazard for park patrons. This additional work would remove approximately six trees that are less than 12 inches in diameter.

Pictures showing the types of trees that will be removed from the banks are available in Attachment No. 2 along with a narrative explaining the necessity of the tree removal and project goals for this shoreline stabilization project.

RECOMMENDATION

The Planning Director finds the proposal acceptable; however, the SUP Condition No. 7 states that both the Planning Director and DRC need to approve the removal of trees on the property.

AB/md
SP20-60CRPSHStab

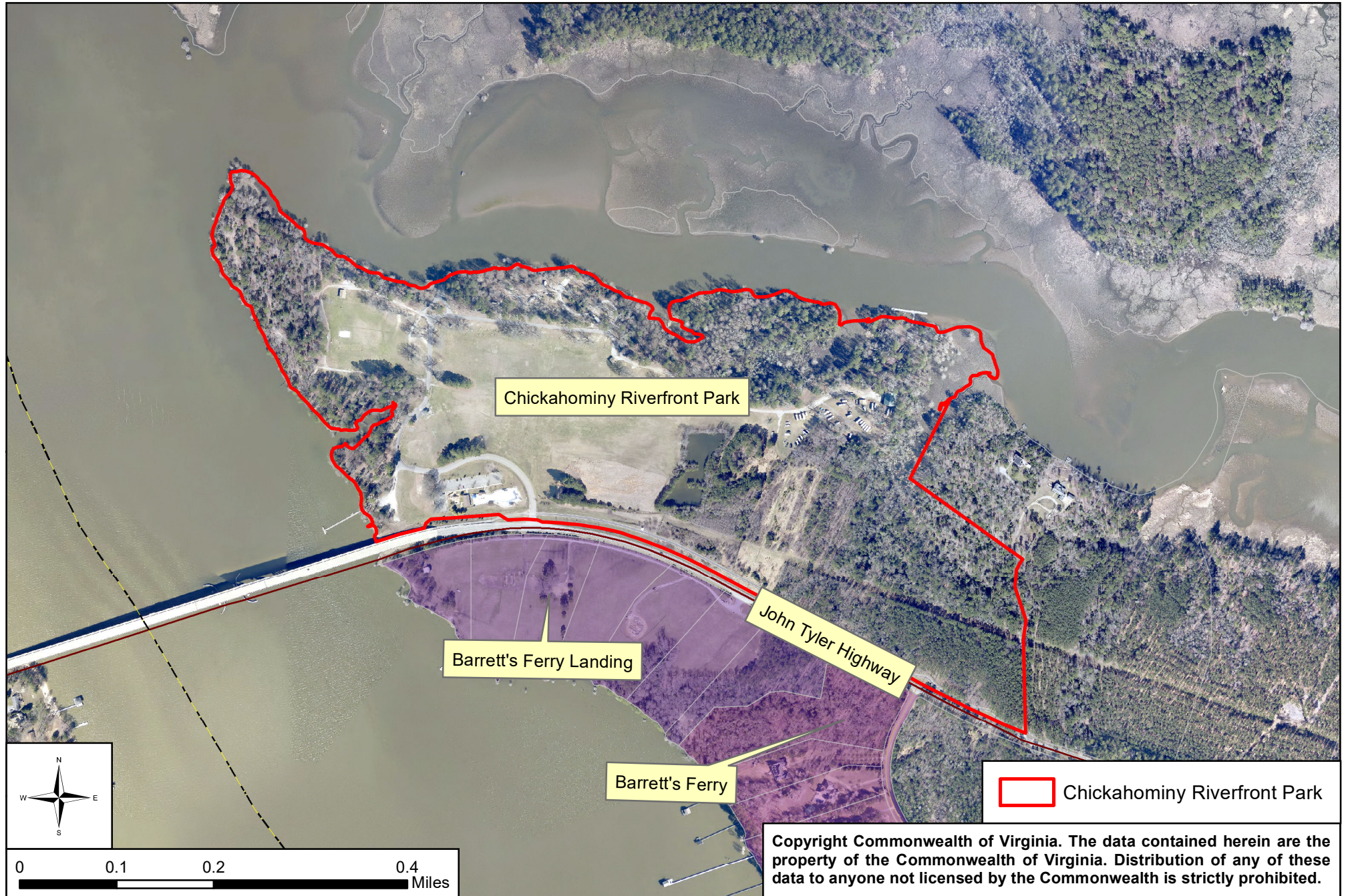
Attachments:

1. Location Map
2. Applicant Narrative/Site Pictures
3. Proposed Site Plan Amendment
4. Adopted Master Plan for Chickahominy Riverfront Park
5. Adopted SUP Conditions for Chickahominy Riverfront Park

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

SITE PLAN-20-0060

Chickahominy Riverfront Park Shoreline Stabilization





General Services

MEMORANDUM

DATE: September 11 2020
TO: Alex Baruch, Planner
FROM: Darryl Cook, Stormwater Division Assistant Director
RE: Chickahominy Riverfront Park Shoreline Stabilization – Tree Removal

James City County received approval on October 4, 2019 of a site plan to stabilize portions of the shoreline at the Chickahominy Riverfront Park that are experiencing excessive erosion. The stabilization approach is called a living shoreline and involves the grading of the eroding slopes to a more stable slope, either a 2:1 or 3:1 slope, and then protecting the toe of the graded slopes with rock structures called rock marsh sills. The areas between the rock marsh sills and the newly graded slopes will be filled with either sand beach nourishment or soil that supports marsh plantings.

The grading of the slopes will result in the loss of all the vegetation in those graded areas including the trees. SUP-0014-2009 adopted by the Board of Supervisors requires in Condition 7 that tree clearing shall be limited to the minimum necessary to accommodate the proposed recreational uses... as determined by the Director of Planning or designee and the Development Review Committee (DRC). At the September 18, 2019 meeting of the DRC, approval was granted to remove the trees that were necessary to construct the living shoreline project.

The living shoreline project was awarded a construction contract and work on the project began on September 1, 2020. At the pre-construction meeting, it was noticed that an area previously determined to be stable had recently become unstable to the point that repair of the area has now become necessary. In order to effect repairs, additional trees need to be removed.

The area in question is located along the Gordon Creek and will involve the grading of an area about 20 feet wide by 25 feet long and will require the removal of six additional trees. The trees involved are small with five of the trees six inches in diameter and one that is eight inches in diameter. The eroded area and the trees are shown in the following pictures. The trees to be removed are flagged in red in the photos. The Stormwater Division requests approval to remove the additional trees necessary to make the slope repair.



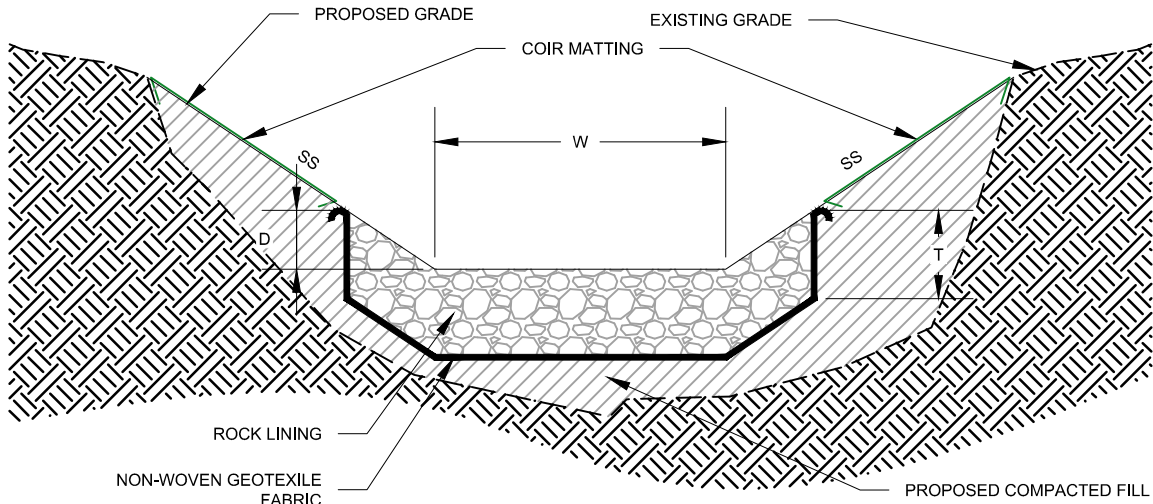
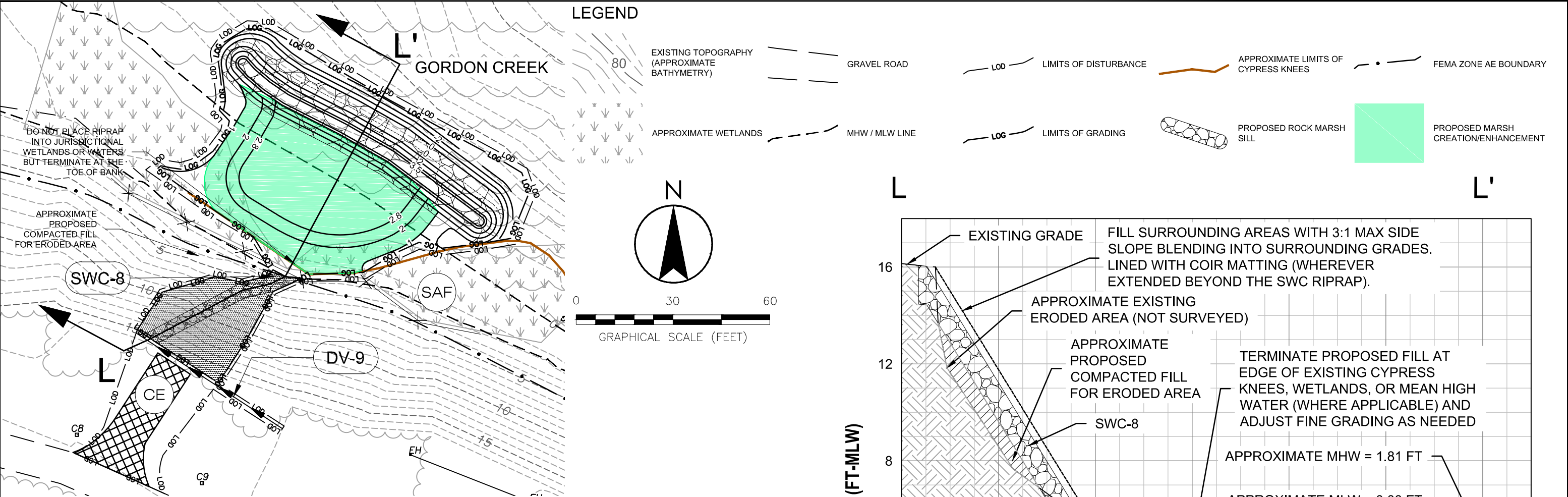
Figure 1.Existing Bank Condition



Figure 2. Existing Bank Condition with trees marked for removal looking toward the water



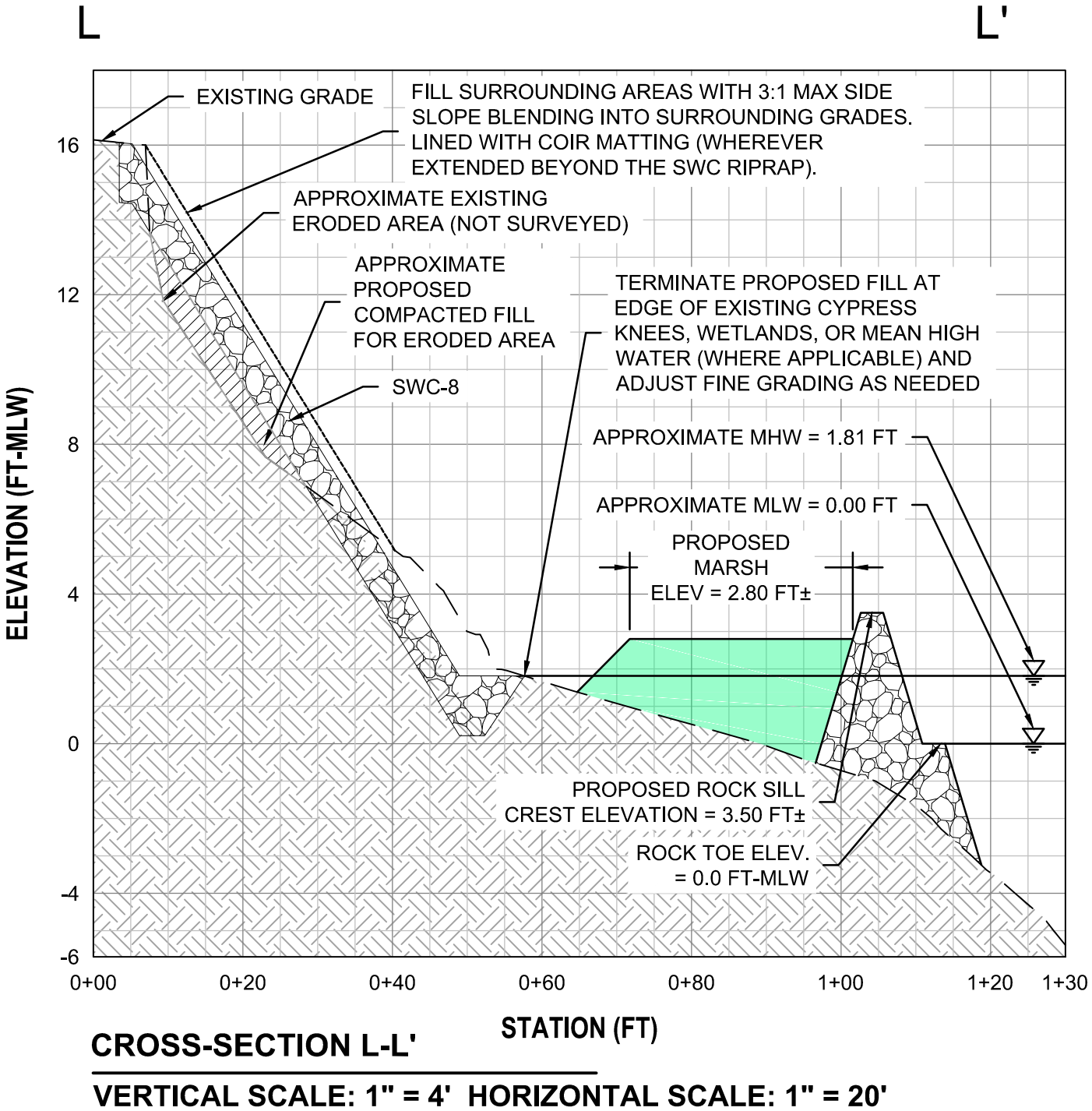
Figure 3. Existing Bank Condition with trees marked looking toward top of slope (not all trees visible)




CONVEYANCE CHANNEL DESIGN TABLE											
CONVEYANCE ID	W (FT)	SS (H:V)	D (FT)	LONG. SLOPE	CROSS SLOPE**	Q10 (CFS)	VELOCITY (FT/S)	HYDRAULIC RADIUS (FT)	SHEAR STRESS (LB/FT ²)	ROCK LINING	T (FT)
SWC-8	3	2:1	0.5	30%	0%	0.20	2.2	0.10	1.9	CLASS A1 RIPRAP	1.6

NOTES:

1. UPLAND RUNOFF CONVEYANCE CHANNELS ARE INTENDED TO CONVEY UPLAND FLOW TO WATERWAY FROM PROPOSED STORMWATER DIVERSIONS TO PROTECT GRADED SLOPES FROM EROSION BY UPLAND RUNOFF. SEE SHEETS 14 -18 FOR LOCATIONS.
2. CHANNEL LINING STONE MUST BE ANGULAR GRADED ROCK TO FORM A FLEXIBLE, SELF-HEALING COVER.





5209 Center Street
Williamsburg, VA 23188
PHONE: (757) 220-6869 FAX: (757) 229-4507

FOR:

JAMES CITY COUNTY
GENERAL SERVICES,
STORMWATER DIVISION
JAMES CITY COUNTY, VIRGINIA


JOB NUMBER:
203401193

PROPOSED SLOPE REPAIR
CHICKAHOMINY RIVERFRONT PARK
LIVING SHORELINE

CHECKED BY:
DAP

APPROVED BY:
DAP

DATE:
9/14/2020



James City County
VIRGINIA
Jamestown 1607



RESOLUTION

CASE NO. SUP-0014-2009. CHICKAHOMINY RIVERFRONT PARK –

RV LOOP AND MASTER PLAN

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

WHEREAS, Mr. Aaron Small of AES Consulting Engineers, on behalf of James City County Parks and Recreation, has applied for an SUP to make improvements to existing facilities at Chickahominy Riverfront Park and to master-plan the entire park property for community recreation; and

WHEREAS, the property is located on land zoned PL, Public Land, and can be further identified as James City County Real Estate Tax Map/Parcel No. 3430100002; and

WHEREAS, the Planning Commission of James City County, following its public hearing on October 7, 2009, recommended approval of this application by a vote of 6-1; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2003 Comprehensive Plan Land Use Map designation for this site.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after a public hearing does hereby approve the issuance of SUP No. 0014-2009 as described herein with the following conditions:


1. **Master Plan.** This SUP shall permit a public community recreation facility and accessory uses thereto, including, but not limited to, tent sites, cabins, recreational vehicle (RV) camping areas, special event areas, docks/piers, swimming facilities, playgrounds, boat launches, rowing facilities, picnic pavilions, camp store, and seasonal concession stands on property located at 1350 John Tyler Highway (the "Property"). Improvements to the site shall generally be located as shown on the document entitled "Figure 4-2: Master Plan-Chickahominy Riverfront Park," (the "Master Plan") prepared by Vanasse, Hangen, and Brustlin, Inc. (VHB) and date-stamped October 14, 2009, with only changes thereto that the Development Review Committee (DRC) determines to be generally consistent with the Master Plan and Shaping Our Shores report.
2. **Soil Studies.** Soil feasibility studies to determine appropriate areas for septic drainfields shall be submitted to the Virginia Department of Health for review and approval prior to final development plan approval for any new development on the Property. Redevelopment plans ("Redevelopment") for the Property shall not be subjected to this requirement. Redevelopment shall include the removal and replacement, renovation, or rehabilitation of existing buildings or facilities that does not increase or change the general shape or location of impervious area or number of tent sites or RV spaces, does not change the existing primary use of an area, and/or

does not change existing points of access. Based on the findings of any study, if a proposed use needs to be relocated, a plan detailing the relocation shall be provided to the DRC to determine whether the plan is generally consistent with the Master Plan and Shaping Our Shores report.

3. **Right-of-Way Buffer.** A 150-foot buffer shall be maintained along John Tyler Highway. That buffer shall remain undisturbed with the exception of breaks for roadways and pedestrian connections, utilities, walking, hiking, and biking trails, and other uses specifically approved by the Director of Planning and the DRC.
4. **Lighting.** Any new exterior site or building lighting shall have recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source are not visible from the side. Fixtures which are horizontally mounted on poles shall not exceed 15 feet in height. No glare defined as 0.1 foot-candle or higher shall extend outside the property lines.
5. **Speakers.** All permanent public address speakers used on the site shall be oriented generally toward the interior of the property and away from exterior property lines.
6. **Archaeology.** Additional archaeological studies for any area to be disturbed that is identified as 'eligible' for inclusion on the National Register of Historic Places and/or 'unknown (further work needed)' on pages 109-112 of the report titled "Phase I Cultural Resources Survey and Archaeological Inventory of the Chickahominy Riverfront Park, James City County, Virginia" by Geo-Marine, Inc. and dated June 2008, shall be submitted to the Director of Planning for review and approval prior to the commencement of any land-disturbing activity on the property. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study areas. All Phase I, Phase II, and Phase III studies shall meet the Virginia Department of Historic Resources' *Guidelines for Preparing Archaeological Resource Management Reports* and the Secretary of the Interior's *Standards and Guidelines for Archaeological Documentation*, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's *Professional Qualification Standards*. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading, or construction activities thereon.
7. **Tree Clearing.** Tree clearing on the entire property shall be limited to the minimum necessary to accommodate the proposed recreational uses shown on the Master Plan and related driveways, entrance improvements, and facilities as determined by the Director of Planning or designee and the DRC.

8. **Master Stormwater Management Plan.** A Master Stormwater Management Plan for the Property shall be submitted for review and approval by the County's Environmental Division Director prior to final development plan approval for any new development on the Property. Redevelopment of the Property shall not be subjected to this requirement.
9. **Special Stormwater Criteria.** Special Stormwater Criteria (SSC) as adopted by the County in the Powhatan and Yarmouth Creek watersheds shall apply to this project. Low-impact development principles and techniques shall also be used in all development plans to reduce and control impacts associated with any increased storm water runoff. The owner shall demonstrate the application of SSC and low-impact design on all development plans to the satisfaction and approval of the County's Environmental Division Director prior to final development plan approval for any new development on the Property. Redevelopment of the Property shall not be subjected to this requirement.
10. **Resource Management Area (RMA) Buffers.** All development plans shall have the RMA buffers delineated in accordance with the Powhatan Creek Watershed Management Plan revision dated October 11, 2006, or any such RMA buffers as outlined in any future Gordon Creek Watershed Management Plan, to the satisfaction and approval of the County's Environmental Division Director prior to final development plan approval for any new development on the Property. Redevelopment of the Property shall not be subjected to this requirement.
11. **Severance Clause.** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

ATTEST:


Sanford B. Wanner
Clerk to the Board

James G. Kennedy
Chairman, Board of Supervisors

<u>SUPERVISOR</u>	<u>VOTE</u>
GOODSON	AYE
JONES	AYE
MCGLENNON	AYE
ICENHOUR	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of November, 2009.

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