

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
March 31, 2021
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/99870052411> or call 301-715-8592 and enter the meeting ID 998 7005 2411. Citizen comments may be submitted via U.S. Mail to the Planning Commission Secretary, P.O. 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. February 17, 2021 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. S-20-0049. Stonehouse Preserve and Riverfront Preserve Driveway Exception Request

F. ADJOURNMENT

ITEM SUMMARY

DATE: 3/31/2021

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: March 31, 2021 Meeting Details

ATTACHMENTS:

	Description	Type
	Zoom Instructions	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Baruch, Alex	Approved	3/24/2021 - 11:07 AM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 11:16 AM
Publication Management	Daniel, Martha	Approved	3/24/2021 - 12:33 PM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 12:36 PM

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.

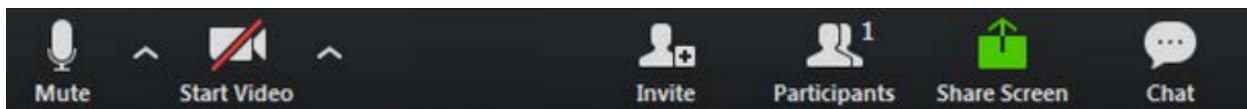
Join Audio via Phone (Recommended for best connection)

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: 3/31/2021

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	3/24/2021 - 10:56 AM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 10:58 AM
Publication Management	Daniel, Martha	Approved	3/24/2021 - 12:32 PM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 12:36 PM

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 March 31, 2021, 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 31st day of March, 2021.

ITEM SUMMARY

DATE: 3/31/2021

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: February 17, 2021 Meeting Minutes

ATTACHMENTS:

	Description	Type
	Minutes of the February 17, 20201 DRC Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Baruch, Alex	Approved	3/24/2021 - 1:11 PM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 1:45 PM
Publication Management	Daniel, Martha	Approved	3/24/2021 - 1:47 PM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 1:50 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
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A. CALL TO ORDER

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B. ROLL CALL

1. Electronic Meeting Resolution

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

Ms. Barbara Null made a motion to Adopt the electronic meeting resolution.

The resolution was adopted by a voice vote of 4-0.

Present:

Jack Haldeman, Chair
Rich Krapf
Barbara Null
Frank Polster

Absent:

Julie Leverenz

Staff in Attendance:

Alex Baruch, Acting Principal Planner
Tom Leininger, Senior Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. January 20, 2021 Meeting Minutes

Mr. Rich Krapf motioned to Approve the January 20, 2021 DRC meeting minutes.

On a voice vote, the Motion passed 4-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-20-0115, 1245 Stewarts Road Minor Subdivision

Mr. Tom Leininger addressed the Committee and stated that Mr. Tim Mills has applied for a conceptual plan to subdivide 1245 Stewarts Road into eight lots. He said the subdivision would consist of seven new single-family homes and the existing single-family home on the farm property. Mr. Leininger noted that the property is split by a separately owned property at 1271 Stewarts Road. He said the northern portion of the 1245 Stewarts Road property is currently within the Barnes Swamp Agricultural Forestal District (AFD).

Mr. Leininger stated that the applicant requested in the application a subdivision exception for the requirement of a shared driveway for three or more undeveloped parcels per Section 19-18 of the Subdivision Ordinance. He said that staff evaluated the subdivision exception criteria and finds that utilizing a shared driveway for the northern portion of the lot to connect to the southern portion would not be possible as they are not contiguous and does meet the exception criteria. He stated that staff finds that the individual Lot Nos. 1-4 and Lot Nos. 5-8 do not meet the following criteria: (a) strict adherence to the Ordinance requirement will cause substantial injustice or hardship; (c) which states that the facts which the request is based on are unique to the property; and (e) which specifically excludes requests based on monetary reasons or personal hardship.

Mr. Leininger said that staff recommends that the DRC recommend approval of the exception request to allow for separate shared driveways for the northern parcel minor subdivision and the southern parcel minor subdivision to the Planning Commission. He said staff also recommends that the DRC recommend denial of the exception request to allow individual driveways for Lot Nos. 1-4 and Lot Nos. 5-8 to the Planning Commission. Mr. Leininger added that, should the DRC find that the shared driveway exception request meets the exception criteria, staff has provided conditions for the individual driveways and recommends Lot Nos. 7 and 8 to be accessed by a shared driveway.

Mr. Leininger told the Committee that he would be happy to answer any questions, and the applicant is also available.

Mr. Haldeman asked why there would be a requirement to join the northern and southern parcels with a shared driveway if they are separated by a parcel owned by someone else. He asked how it could be accomplished.

Mr. Leininger said there had been a similar situation in the past but all parcels had the same owner. He said the exception is required because of the Ordinance language.

Mr. Alex Baruch confirmed and said the exception process exists for these types of situations. He said any requirement to acquire property would be considered a hardship.

Mr. Krapf said he agreed the applicant should not be required to join the northern and southern parcels. He asked is there would be one shared driveway for the four proposed northern lots and one shared driveway for the four proposed southern lots. He asked if there was some flexibility in the layout or if there could be two shared driveways for the southern lots.

Mr. Leininger confirmed the northern and southern lots would require one shared driveway each. He said the layout may require engineered drawings, but the shared driveways would have to touch each lot.

Mr. Baruch said they can work through the layout and arrangement with the applicant once the number of shared driveways is prescribed.

Mr. Krapf asked if a shared driveway would run parallel to Stewarts Road, and he noted that Lot No. 8 may be problematic.

Mr. Leininger stated that could be worked out during the subdivision stage.

Ms. Null said a frontage road could be a good idea for accessing four lots. She also asked if there could be a shared driveway each for Lot Nos. 7 and 8, Lot Nos. 5 and 6, Lot Nos. 3 and 4, and Lot Nos. 1 and 2, cutting the number of driveways from eight to four.

Mr. Haldeman said he agreed with a possible exception for the southern parcel, with a shared driveway each for Lot Nos. 5 and 6 and Lot. Nos. 7 and 8. He said there should be one shared driveway via a frontage road for the northern lots. He said the Ordinance exists to cut down on the number of roads, and he feels an exception is merited in the southern parcel but not the northern parcel.

Mr. Krapf said he agreed that the southern parcel may need two shared driveways, but the northern parcel could have one shared driveway to meet the intent of the Ordinance.

Mr. Frank Polster said he had questions for the applicant, based on an email and diagram received. He said the applicant stated he had no intention of developing Lot Nos. 7 and 8 and may hold onto them for future family members. He asked if the applicant was willing to not ask for entrances for Lot Nos. 7 and 8.

The applicant, Mr. Tim Mills, replied and said he appreciated the Committee's time. He said his wife and daughters were on the call, and they have lived and operated a business in James City County for 30 years. He said they do not own the property at 1245 Stewarts Road but have it under contract, and the Committee's decisions will help determine whether they purchase the property.

Mr. Mills said his children may build homes on the upper four lots. He stated creating a mile of frontage road along Stewarts Road for one shared driveway would create strange conditions and adversely affect the street views and lot or home layouts. He noted there is considerable Resource Protection Area (RPA) on the lots, so the buildable area would force homes to be just 150 feet off the road already. He said he could envision a shared driveway between Lot Nos. 1 and 2, and a shared driveway between Lot Nos. 3 and 4.

Regarding the proposed lower four lots, he said a daughter is interested in building on Lot No. 5, currently farm and timber land. Mr. Mills said there is a vacant house on Lot No. 6 with a cemetery dating back to the 1850s. He said it would be ideal to keep the existing driveway centered on the classic Virginian farmhouse on Lot No. 6 and not have the character harmed by a shared driveway.

Mr. Mills then discussed proposed Lot Nos. 7 and 8. He said a shared driveway along Stewarts Road would cause the backyards to face Racefield Drive and create a bad viewshed. He said the intent was to not do anything at the moment with Lot Nos. 7 and 8, so they could subdivide into just two lots, Nos. 5 and 6.

Mr. Mills said the upper portion of the property will remain in the AFD until it expires late next year, and then they would subdivide. He said third-party farmers plant corn in March or April.

Mr. Haldeman asked if a shared driveway could go along Racefield Drive for the potential Lot

Nos. 7 and 8.

Mr. Mills said that would be a much better option than a shared driveway behind the lots.

Mr. Haldeman said there could be a shared driveway on Stewarts Road for Lot Nos. 5 and 6 and a shared driveway on Racefield Drive for Lot Nos. 7 and 8.

Mr. Mills said they were not in a rush to build, and staff said there would be two subdivision applications required. He said they would likely build on Lot Nos. 4 and 5 first. He said they would likely keep Lot Nos. 6-8 as one larger parcel.

Mr. Haldeman noted that the current application proposed eight lots, and the Committee must make its decision and recommendations for the long term rather than for one applicant or current owner of the property.

Mr. Mills agreed and said they may eventually sell lots so there is a need for long-term flexibility.

Mr. Krapf asked staff if it would be reasonable to defer a decision on the case until the applicant comes back with a revised sketch of the discussed concepts.

Mr. Baruch said there would be time to readvertise the subdivision exception prior to the next DRC meeting. He said it would be helpful for staff to know the Committee's stance on individual driveways for Lot Nos. 5 and 6, as well as thoughts on the northern portion. He asked if there was agreement that Lot Nos. 7 and 8 could have a shared driveway off Racefield Drive.

Mr. Haldeman said he was comfortable with a shared driveway for Lot Nos. 7 and 8 from Racefield Drive and a shared driveway for Lot Nos. 5 and 6 from Stewarts Road. He said he does not see any reason for an exception from the Ordinance requirements for one shared driveway for the four northern lots.

Mr. Krapf agreed about the southern lots and proposed one shared driveway between Lot Nos. 2 and 3 that would split and serve Lot Nos. 1 and 2 and Lot Nos. 3 and 4.

Ms. Null said there would then be three driveways total coming off Stewarts Road and Racefield Drive.

Mr. Polster recalled previous cases and said he does not want to see roads like Forge Road without shared driveways. However, he said, we are also trying to preserve farmland in this area, and a shared driveway takes away some ability to farm. He noted that Stewarts Road is very narrow and may be difficult to widen in the future. He said he would be okay with one driveway for Lot No. 5 and one driveway for Lot Nos. 6-8 as one farmed area. He said for the northern parcel there are frontage issues with drain fields and topography, and a single shared driveway frontage road would add more impervious surface and drainage issues. He said the road dead ends at the reservoir, so growth is not expected. He noted the applicant may not build on Lot No. 1. He said he could accept a shared driveway between Lot Nos. 2 and 3 and a separate driveway each for Lot Nos. 1 and 4.

Mr. Haldeman noted that someone else may eventually build on Lot No. 1. He then confirmed what each member of the Committee could support.

Mr. Mills said his family could accept two shared driveways for the northern portion, between Lot Nos. 1 and 2 and between Lot Nos. 3 and 4. He said a single shared driveway would take up frontage when there is RPA and slope in the rear of the property. He said Lot Nos. 6-

8 would remain a single Lot No. 6, and they would prefer to use the existing driveway to the farmhouse. He requested a separate driveway for Lot No. 5. He said in total they would be adding two driveways at the top and one at the bottom.

Mr. Haldeman asked if the Committee would support a shared driveway for Lot Nos. 1 and 2, a shared driveway for Lot Nos. 3 and 4, a separate driveway for Lot No. 5, and Lot Nos. 6-8 remaining one lot using the existing farmhouse driveway.

The DRC voiced its support.

Mr. Baruch asked if the DRC would want to review again if further subdivision of Lot No. 6 were proposed in the future. He said the Committee may wish to add a condition.

Mr. Haldeman agreed and told the applicant that future houses could potentially face Racefield Drive with a shared driveway between Lot Nos. 7 and 8.

Mr. Krapf suggested adding the condition that Mr. Baruch proposed, a DRC review of any future subdivision of Lot No. 6.

The DRC voiced its support.

Mr. Haldeman asked the Committee if it still wished to defer any decision or recommendation.

Mr. Krapf said they could sign off on the proposal today.

Mr. Mills requested a letter from the DRC if possible, stating what would be approved when they submit the subdivision.

Mr. Leininger confirmed the proposal for one shared driveway for Lot Nos. 1 and 2, one shared driveway for Lot Nos. 3 and 4, a single driveway for Lot No. 5, and Lot Nos. 6-8 would combine as a single parcel using the existing driveway. He said any future subdivision of Lot No. 6 would need to be reviewed by the DRC. He reminded the applicant that final approval would come at the March Planning Commission after receiving tonight's recommendation.

Mr. Mills said that would work within their timeline for purchasing the property.

Mr. Haldeman asked for a motion to recommend approval for the exception request to not connect the northern and southern portion of the property with a shared driveway.

Ms. Null motioned.

On a voice vote, the Motion was approved 4-0.

Mr. Haldeman asked for a Motion to recommend approval for a shared driveway between Lot Nos. 1 and 2, one shared driveway between Lot Nos. 3 and 4, an individual driveway for Lot No. 5, and use of the existing driveway on Stewarts Road for combined Lot Nos. 6-8, with the two conditions outlined in the staff report and the additional condition that any future subdivision of Lot No. 6 be reviewed by the DRC.

Mr. Krapf motioned.

On a voice vote, the Motion was approved 4-0.

The Committee thanked the applicant.

Mr. Haldeman asked if there were any further comments.

F. ADJOURNMENT

Mr. Haldeman thanked everyone for attending the meeting.

Ms. Null motioned to Adjourn the meeting.

Mr. Haldeman adjourned the meeting at 5:00 p.m. after a unanimous voice vote of 4-0.

Mr. Jack Haldeman, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 3/31/2021

TO: The Development Review Committee

FROM: Thomas Wysong, Senior Planner

SUBJECT: S-20-0049. Stonehouse Preserve and Riverfront Preserve Driveway Exception Request

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Plat	Exhibit
▣	Stonehouse Master Plan	Exhibit
▣	Waiver Request	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Baruch, Alex	Approved	3/24/2021 - 2:19 PM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 2:27 PM
Publication Management	Daniel, Martha	Approved	3/24/2021 - 2:40 PM
Development Review Committee	Holt, Paul	Approved	3/24/2021 - 2:42 PM

SUBDIVISION 20-0049. Stonehouse Preserve and Riverfront Preserve Driveway Exception Request

Staff Report for the March 31, 2021, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Chase Grogg

Land Owner: SCP-JTL STONEHOUSE OWNER 2 LLC

Proposal: A shared driveway exception request for a proposed four-lot subdivision of the 3,031-acre parcel located within the Stonehouse development. The majority of this parcel is designated as the Stonehouse Preserve and Riverfront Preserve on the adopted Stonehouse Master Plan.

Location: 9800 Six Mount Zion Road

Tax Map/Parcel Nos.: 0630100005

Project Acreage: 3,031 acres

Current Zoning: A-1, Agricultural (2,702 acres)
PUD-R, Planned Unit Development
Residential with Proffers (329 acres)

Comprehensive Plan: Low Density Residential

Primary Service Area (PSA): Inside

Staff Contact: Thomas Wysong, Senior Planner

REASON FOR DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

Section 19-73 of the Subdivision Ordinance requires all minor subdivisions of three or more unimproved lots to limit direct access from the existing road to one shared driveway. The proposed

subdivision of this parcel would result in the creation of four individual lots, which would qualify as a minor subdivision and require a shared driveway per the Subdivision Ordinance.

FACTORS FAVORABLE

1. The proposed subdivision plat for the Stonehouse Preserve and Riverfront Preserve is in accordance with the approved master plan, proffers, and restrictive use easement language for the Stonehouse development.
2. Adherence to this Ordinance requirement would create a substantial hardship for the property owner given the length of the road and site work needed to install such a driveway connecting four parcels. Additionally, a shared driveway connecting these four parcels has not been an expectation for the platting of this parcel based on the easement language approved during the legislative approvals for this parcel.
3. Each of the four proposed parcels will front on and have access to the Virginia Department of Transportation (VDOT) maintained roadways, meaning a private driveway is not required for access to any parcel.
4. The Fire Department, Health Department, and VDOT have stated no objection to this exception request.
5. The proposed exception request is generally in accordance with the required exception criteria detailed in Section 19-18 of the Subdivision Ordinance.

FACTORS UNFAVORABLE

1. None.

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.

SUBDIVISION 20-0049. Stonehouse Preserve and Riverfront Preserve Driveway Exception Request

Staff Report for the March 31, 2021, Development Review Committee Meeting

STAFF RECOMMENDATION

Staff recommends that the DRC recommend approval of this shared driveway exception request to the Planning Commission.

PROJECT DESCRIPTION

The applicant is requesting a waiver to the shared driveway requirement for this minor subdivision. The purpose of this subdivision plat is to subdivide the subject parcel, which is 3,031 acres, into four distinct parcels in order to align with the approved Stonehouse Master Plan and create the Riverfront Preserve and Stonehouse Preserve. The remainder of the subject parcel would be 282 acres, the Riverfront Preserve parcel would be 2,307 acres, the Stonehouse Preserve would be 395 acres, and Parcel “A” would be 47 acres. Of the 3,031 acres, 1,586.55 (52%) will be deeded and reserved for open space.

PROJECT HISTORY

The Stonehouse PUD was originally approved in November 1991 as a mixed residential/commercial community with a proposed reservoir. Since the original approval, a number of changes have been made including a number of minor proffer amendments between 1991 and 1994, the removal of language pertaining to the Ware Creek Reservoir after permitting did not succeed in 1995, and a rezoning in 1999 that incorporated a 75-acre tract into the development. The existing development in Stonehouse, including the golf course and neighborhoods on Mill Pond Run and the Stonehouse Glen neighborhood on Fieldstone Parkway, occurred over the years by several corporations including Stonehouse Development Corporation and Stonehouse at Williamsburg. In 2006, the majority of the undeveloped land was sold to GS Stonehouse Greenland Sub, LLC (“GS Stonehouse”). In 2008, GS Stonehouse received approval for comprehensive changes for this remaining land, thoroughly revising

both the Master Plan and proffers. The area that was not owned by GS Stonehouse in 2008 has continued forward under the 1999 Master Plan and proffers, while the land owned by GS Stonehouse has continued forward under the 2008 Master Plan and proffers.

In 2012, the Board of Supervisors approved an amendment relating to the dedication of conservation easements within the property. In 2015, the Board of Supervisors approved amendments to the Transportation and Economic Development proffers; of most significance, the Transportation proffer was amended to re-sequence the order of the proffered improvements by focusing on the transportation improvements necessary to support the western/southern portion of the development and waiting to determine the triggers and/or schedule for the proffered transportation improvements needed to serve the eastern and northern portions of the property, including the major new internal road (the “Bridge Road”), by providing an updated traffic study to the County that would specify this information prior to any development occurring in that area.

In addition to these legislative cases, the Planning Commission’s DRC has approved a number of modifications and unit location transfers over the years that were deemed to not change the overall concept or character of the development.

In 2019, the Board of Supervisors approved the rezoning of an approximately 2,659.6-acre portion of this parcel, James City County Real Estate Tax Map Parcel ID No. 0630100005 from PUD-R, to A-1, General Agricultural, along with the granting of restrictive use easements over this area. Additionally, the Board approved amendments to the Stonehouse proffers and Master Plan, reduced the size of the PUD by approximately 2,659.6 acres, reduced the maximum permitted number of dwelling units and non-residential square footage, changed land use designations within the development, revised the approved proffers related to traffic improvements, community and recreational facilities, public sites,

SUBDIVISION 20-0049. Stonehouse Preserve and Riverfront Preserve Driveway Exception Request

Staff Report for the March 31, 2021, Development Review Committee Meeting

environmental protections, and other matters and adjusted the boundary line between PUD-Commercial (PUD-C) and PUD-R, including a small portion of Land Bay 5.

SURROUNDING ZONING AND DEVELOPMENT

North: There are multiple residential lots located along Sycamore Landing Road. These parcels are zoned for A-1, Agricultural use and are located between this parcel and the York River.

West: New Kent County abuts this property to the west, as does the Stonehouse development, which is zoned for PUD-R.

East: York River State Park is located to the east of this property, as are several smaller residential lots.

South: There are several residential and agricultural lots located to the south, which are zoned for A-1, Agricultural use.

STAFF ANALYSIS

Section 19-73 of the Subdivision Ordinance states that a shared driveway shall be required for any subdivision with three or more undeveloped lots. This requirement, along with a number of other updates, was added to the Subdivision Ordinance in 1999, after having been developed by a citizen and stakeholder committee charged with revisions to the Zoning and Subdivision Ordinances at that time. This update was preceded by inclusion of Rural Land Use Standards in the Development Standards section of the 1997 Comprehensive Plan which encouraged preservation of the natural, wooded, and rural character of the County by various measures, including “minimizing the number of street and driveway intersections along the main road by providing common driveways and interconnection of developments.” This language has remained in subsequent versions of the Comprehensive Plan’s Rural Lands Development Standards, including the current 2035 Comprehensive Plan. Over the years, many

minor subdivisions have been approved with shared driveways, both inside the PSA and outside the PSA for minor subdivisions with larger lots taking access from rural roads.

The analysis below provides information on each of the criteria listed in the Subdivision Ordinance Exception section:

The Commission shall not approve any exception unless it first receives a recommendation from the DRC and unless it finds that:

- a. Strict adherence to the Ordinance requirement will cause substantial injustice or hardship;

Staff finds that adherence to this Ordinance requirement would create a substantial hardship for the property owner, given the length of the road and site work needed to install such a driveway connecting four parcels. The installation of a private shared driveway was not envisioned as part of the legislative review process and is not included on the master plan or detailed within the proffers or easement language.

- b. The granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;

Staff finds that the granting of this exception request will not be detrimental to public safety, health, or welfare, nor will it negatively affect adjacent properties.

- c. The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter;

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.

SUBDIVISION 20-0049. Stonehouse Preserve and Riverfront Preserve Driveway Exception Request

Staff Report for the March 31, 2021, Development Review Committee Meeting

Staff finds the following features are unique to this property: a) the parcel is part of a binding master plan in which the intended use for the majority of this land is open space and not residential development and b) the size and location of each acreage far exceeds a typical residential lot and makes connecting the disparate parcels difficult (and unnecessary from an access perspective, given the frontage of VDOT right-of-way on each of the proposed lots).

- d. No objection to the exception has been received in writing from the Transportation Department, Health Department, or Fire Chief.

Staff has consulted with applicable reviewing agencies, specifically with VDOT, the Virginia Department of Health, and the Fire Department, and there was no objection to the exception request.

- e. The hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception.

Staff finds the approved Stonehouse Master Plan, which is further implemented by the easement language and intent of the Stonehouse Preserve and Riverfront Preserve parcels, to be a situation that would permit the shared driveway requirement to be waived in this circumstance. This waiver does not remove the requirement for a shared driveway for future subdivisions if further subdivision of the property meets the requirements for a shared driveway per the Subdivision Ordinance.

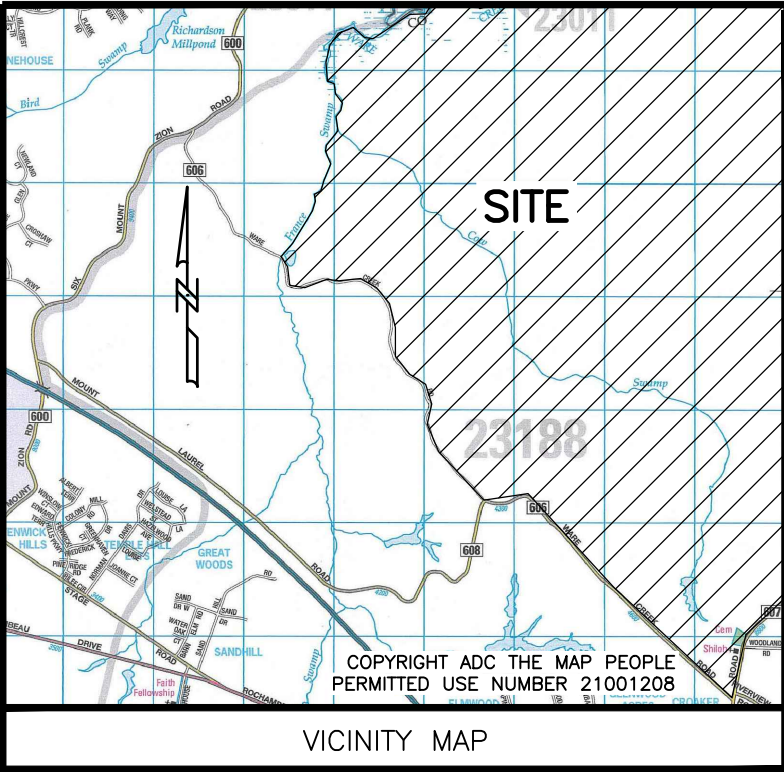
STAFF RECOMMENDATION

Staff recommends that the DRC recommend approval of the shared driveway exception request to the Planning Commission.

TW/md
S20-49Stnhouse

Attachments:

1. S-20-0049 Plat
2. Stonehouse Master Plan
3. Applicant Waiver request



SUBDIVISION OF
PARCEL ID: #0630100005
CREATING
**STONEHOUSE PRESERVE &
RIVERFRONT PRESERVE**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 10/06/2020 JOB # 17-378



205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188

Phone: (757) 565-1677 Fax: (757) 565-0782

web: landtechresources.com

SHEET 1 OF 7

JCC-S-20-00XX

GENERAL NOTES

1. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
2. PROPOSED PARCELS CURRENTLY SERVED BY PRIVATE WATER AND SEWER SYSTEMS.
3. WETLANDS WERE NOT INVESTIGATED NOR LOCATED AS PART OF THIS PLAT.
4. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
6. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
8. PROPERTY LIES IN FIRM ZONES "AE", "VE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0041D, #51095C0042D, #51095C0061D & #51095C0053D, DATED DECEMBER 16, 2015.
9. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

EXISTING LINE TABLE

LINE	BEARING	DISTANCE
L1	S 54°57'18" W	299.17'
L2	S 44°57'23" W	31.56'
L3	S 36°14'58" W	44.23'
L4	S 62°00'42" W	140.68'
L5	S 48°54'19" W	190.07'
L6	S 61°25'14" W	107.51'
L7	S 65°32'57" W	95.33'
L8	S 35°25'06" W	71.47'
L9	N 50°17'26" E	201.10'
L10	N 41°47'26" E	127.00'
L11	S 48°50'29" E	133.05'
L12	S 04°35'34" W	130.27'
L13	S 40°48'57" E	159.83'
L14	S 01°30'16" E	387.55'
L15	N 30°57'54" E	533.46'
L16	S 54°18'43" E	99.52'
L17	N 30°58'07" E	450.80'
L18	S 47°19'06" E	99.31'
L19	S 57°08'01" E	87.40'
L20	S 64°03'25" W	416.27'
L21	S 69°24'34" W	42.32'
L22	S 59°30'15" W	147.79'
L23	S 65°53'43" W	172.02'
L24	S 64°27'32" W	180.33'
L25	S 59°51'10" W	56.51'
L26	S 32°46'47" E	78.30'
L27	S 85°27'09" E	142.49'
L28	S 75°32'08" E	280.67'
L29	N 89°34'14" E	94.51'
L30	S 86°50'13" E	85.02'
L31	N 88°51'30" E	109.46'
L32	S 87°59'01" E	290.30'
L33	N 88°48'33" E	136.85'
L34	S 29°47'52" W	129.10'
L35	S 39°42'50" W	87.40'
L36	S 02°12'36" W	141.99'
L37	N 88°27'44" W	11.04'
L38	S 06°13'16" W	149.83'
L39	S 02°13'16" W	350.71'
L40	S 06°19'44" E	81.87'
L41	N 79°12'44" W	334.44'

EXISTING LINE TABLE

LINE	BEARING	DISTANCE
L42	S 22°38'42" E	94.43'
L43	N 85°46'16" W	193.81'
L44	N 79°35'28" W	294.88'
L45	N 76°04'42" W	105.06'
L46	N 68°26'42" W	142.00'
L47	S 86°07'25" W	227.68'
L48	S 12°16'42" E	232.93'
L49	S 51°00'34" E	92.84'
L50	S 09°47'54" E	213.20'
L51	S 39°30'53" E	269.21'
L52	S 14°37'08" E	60.71'
L53	S 71°21'06" W	206.84'
L54	S 71°21'06" W	108.93'
L55	S 58°19'42" W	130.70'
L56	S 71°28'39" W	95.40'
L57	S 77°49'35" W	185.12'
L58	S 71°33'56" W	430.81'
L59	S 67°20'16" W	101.15'
L60	S 68°44'21" W	130.43'
L61	S 33°59'52" E	230.75'
L62	S 33°59'52" E	129.22'
L63	S 36°04'42" E	95.64'
L64	S 33°25'04" E	448.38'
L65	S 34°36'12" E	579.76'
L66	S 33°21'13" E	89.13'
L67	S 30°51'23" E	326.73'
L68	N 54°30'58" E	73.06'
L69	S 73°20'59" E	102.97'
L70	N 41°46'00" W	427.93'
L71	S 50°19'12" E	263.19'
L72	N 18°43'53" W	249.72'
L73	S 16°48'21" E	250.01'
L74	S 10°42'52" W	102.49'
L75	N 01°24'31" W	137.42'
L76	N 15°05'11" W	159.43'
L77	N 40°12'01" W	305.78'
L78	N 66°34'58" W	263.36'
L79	S 79°06'25" W	296.71'
L80	N 66°48'37" W	76.70'
L81	N 77°22'42" W	50.47'

EXISTING CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	506.30'	86.16'	86.06'	N 51°51'53" W	9°45'03"
C2	203.99'	99.16'	98.18'	S 51°33'54" E	27°51'01"
C3	267.41'	222.74'	216.36'	N 36°30'55" W	47°43'28"
C4	712.53'	307.81'	305.42'	S 25°36'32" E	24°45'06"
C5	340.50'	69.02'	68.90'	N 21°52'00" E	11°36'52"
C6	1028.05'	125.46'	125.38'	N 34°17'30" E	6°59'31"
C7	464.29'	328.57'	321.76'	S 17°41'20" W	40°32'52"
C8	911.10'	138.18'	138.05'	N 08°45'04" E	8°41'24"
C9	1743.91'	270.19'	269.92'	S 09°52'13" W	8°52'38"
C10	3918.64'	167.89'	167.87'	N 05°02'48" E	2°27'17"
C11	476.26'	129.93'	129.53'	S 65°33'20" W	15°37'51"
C12	377.83'	181.87'	180.12'	N 70°48'12" E	27°34'49"
C13	510.96'	192.27'	191.14'	S 87°03'25" E	21°33'35"
C14	121.90'	71.89'	70.85'	N 85°02'12" W	33°47'17"
C14A	558.23'	70.84'	70.79'	N 44°42'48" W	7°16'16"
C15	743.86'	155.03'	154.75'	S 41°25'16" E	11°56'29"
C16	743.32'	218.61'	217.82'	N 40°14'34" W	16°51'03"
C17	635.13'	190.02'	189.31'	S 44°03'56" E	17°08'31"
C18	1110.18'	322.88'	321.74'	S 32°31'49" E	16°39'49"
C19	1233.06'	323.14'	322.22'	N 18°26'21" W	15°00'54"
C20	197.67'	183.47'	176.96'	S 02°03'16" W	53°10'47"
C21	236.09'	270.68'	256.10'	N 04°30'26" E	65°41'22"
C22	355.00'	308.51'	298.89'	N 40°25'30" W	49°47'32"
C23	640.54'	362.72'	357.90'	S 49°16'19" E	32°26'43"
C24	474.69'	113.91'	113.64'	N 45°01'54" W	13°44'59"
C25	273.91'	166.57'	164.01'	S 34°00'34" E	34°50'35"
C26	287.25'	137.30'	135.99'	S 04°48'08" E	27°23'09"
C27	588.60'	129.21'	128.95'	N 01°44'32" E	12°34'39"
C28	346.91'	92.85'	92.57'	N 09°52'02" W	15°20'05"
C29	209.58'	100.91'	99.93'	N 28°51'20" W	27°35'11"
C29A	209.58'	46.04'	45.95'	N 21°21'21" W	12°35'13"
C29B	209.58'	54.87'	54.71'	N 35°08'57" W	14°59'58"
C30	265.26'	133.46'	132.05'	N 55°08'35" W	28°49'33"
C31	256.18'	148.65'	146.57'	N 85°19'21" W	33°14'45"
C32	135.17'	107.98'	105.13'	S 83°51'58" E	45°46'15"
C33	253.97'	186.58'	182.41'	N 87°01'32" W	42°05'33"
C34	2353.01'	423.78'	423.21'	S 70°01'58" W	10°19'09"
C35	283.52'	159.16'	157.08'	N 87°43'43" E	32°09'49"
C36	76.58'	105.14'	97.07'	S 40°00'24" E	78°39'33"
C37	1522.92'	434.46'	432.98'	N 10°02'54" W	16°20'43"
C38	139.31'	103.81'	101.42'	N 33°51'32" W	42°41'41"

OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 2 LLC

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED

OWNERS, PROPRIETORS AND OR TRUSTEES.

SIGNATURE

DATE

NAME PRINTED

TITLE

CERTIFICATE OF NOTARIZATION

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, _____, ON THIS DAY PERSONALLY

APPEARED _____, KNOWN TO ME OR PROVED TO ME ON THE OATH OF

_____ OR THROUGH _____ TO BE THE

PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME

THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

(SEAL)

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

(NOTARY'S SIGNATURE)

NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SCP-JTL STONEHOUSE OWNER 2 LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB 2, LLC BY THAT CERTAIN DEED DATED APRIL 28, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160007743.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE

SUBDIVISION AGENT OF JAMES CITY COUNTY

DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION

ENGINEERS OR SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

10/06/2020

DATE

PETER FARRELL, L.S. 2036



PROPERTY INFORMATION

PARCEL ID: #060100005

ZONING DISTRICT:

PUD-R PLANNED UNIT DEVELOPMENT WITH PROFFERS

PROPERTY OWNER:

SCP-JTL STONEHOUSE OWNER 2 LLC
INST. #160007743

PROPERTY ADDRESS:

9800 SIX MOUNT ZION ROAD
TOANO, VIRGINIA 23168

STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS _____ DAY OF _____, 2020.

THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS AT _____

INSTRUMENT # _____

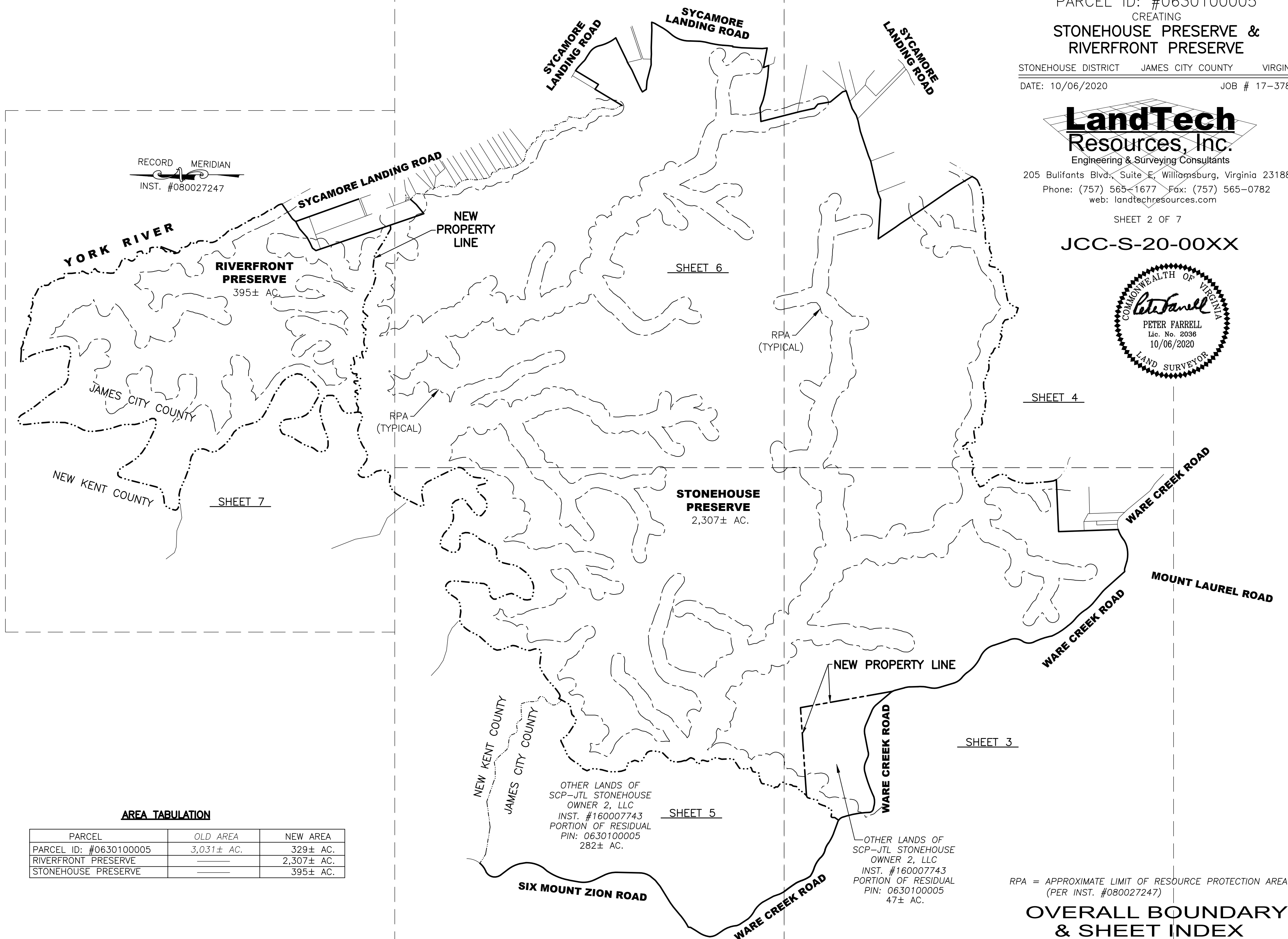
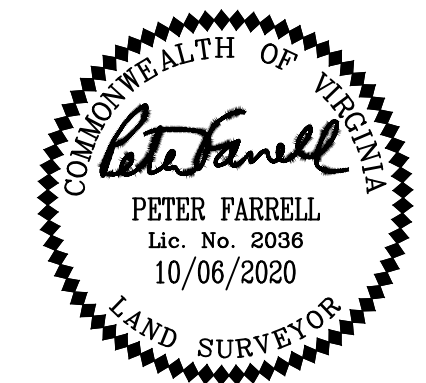
TESTE _____

SUBDIVISION OF
PARCEL ID: #0630100005
CREATING
**STONEHOUSE PRESERVE &
RIVERFRONT PRESERVE**
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/06/2020 JOB # 17-378

LandTech
Resources, Inc.
Engineering & Surveying Consultants
205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 2 OF 7

JCC-S-20-00XX



AREA TABULATION

PARCEL	OLD AREA	NEW AREA
PARCEL ID: #0630100005	3,031± AC.	329± AC.
RIVERFRONT PRESERVE	—	2,307± AC.
STONEHOUSE PRESERVE	—	395± AC.

RPA = APPROXIMATE LIMIT OF RESOURCE PROTECTION AREA
(PER INST. #080027247)

**OVERALL BOUNDARY
& SHEET INDEX**
SEE SHEETS 3 THROUGH 8 FOR DETAIL

MATCH LINE SHEET 5

WARE CREEK ROAD
STATE ROUTE 606

TIE-LINE ONLY
NEW PROPERTY LINE
IS CENTERLINE
"FRANCES SWAMP"
(POINT "K" TO "D")

OTHER LANDS OF
SCP-JTL STONEHOUSE
OWNER 2, LLC
INST. #160007743
PORTION OF RESIDUAL
PIN: 0630100005
46.96± AC.

WARE CREEK ROAD
STATE ROUTE 606
(30' R/W)

STONEHOUSE
PRESERVE
2,307± AC.

MATCH LINE SHEET 4

SUBDIVISION OF
PARCEL ID: #0630100005
CREATING
STONEHOUSE PRESERVE &
RIVERFRONT PRESERVE

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 10/06/2020 JOB # 17-378

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SHEET 3 OF 7

JCC-S-20-00XX

500' 0' 500' 1000'

SCALE: 1"=500'

RECORD MERIDIAN
INST. #080027247

RPA = APPROXIMATE LIMIT OF RESOURCE PROTECTION AREA
(PER INST. #080027247)

SEE SHEET 1 FOR LINE AND CURVE TABLES

MOUNT LAUREL ROAD
STATE ROUTE 608

WARE CREEK ROAD
STATE ROUTE 606

N/F
WENGER FARMS, LLC
INST. #030029082

N/F
JAMES
INST. #190004754

N/F
JOHNSON
INST. #150021915

MATCH LINE SHEET 6

STONEHOUSE PRESERVE
2,307± AC.

MATCH LINE SHEET 3

TIE-LINE ONLY
PROPERTY LINE IS
CENTERLINE OF
STREAM
(POINT "I" TO "J"
P.B. 50, PG. 6-14)

SYCAMORE LANDING ROAD
STATE ROUTE 607
(VARIABLE WIDTH R/W)

RECORD MERIDIAN
INST. #080027247

SUBDIVISION OF
PARCEL ID: #0630100005
CREATING
**STONEHOUSE PRESERVE &
RIVERFRONT PRESERVE**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 10/06/2020

JOB # 17-378

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SHEET 4 OF 7

JCC-S-20-00XX

RPA = APPROXIMATE LIMIT OF RESOURCE PROTECTION AREA
(PER INST. #080027247)

SEE SHEET 1 FOR LINE AND CURVE TABLES

CREEK ROAD
ROUTE 606

MATCH LINE SHEET 7

STONEHOUSE PRESERVE
2,307± AC.

SUBDIVISION OF
PARCEL ID: #0630100005
CREATING
**STONEHOUSE PRESERVE &
RIVERFRONT PRESERVE**
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 10/06/2020 JOB # 17-378

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SHEET 5 OF 7

JCC-S-20-00XX

YORK RIVER PRESERVE
COMMONWEALTH OF
VIRGINIA BOARD OF GAME
& INLAND FISHERIES
D.B. 652, PG. 981

TIE-LINE ONLY
PROPERTY LINE AND
MUNICIPAL BOUNDARY
IS CENTERLINE OF
WARE CREEK
(POINT "D" TO "E")

YORK RIVER PRESERVE
COMMONWEALTH OF
VIRGINIA BOARD OF GAME
& INLAND FISHERIES
D.B. 652, PG. 981

NEW KENT COUNTY
WARE CREEK
JAMES CITY COUNTY

RECORD MERIDIAN
INST. #080027247

OTHER LANDS OF
SCP-JTL STONEHOUSE
OWNER 2, LLC
INST. #160007743
PORTION OF RESIDUAL
PIN: 0630100005
282± AC.

TIE-LINE ONLY
NEW PROPERTY LINE
IS CENTERLINE
"FRANCES SWAMP"
(POINT "K" TO "D")

WARE CREEK ROAD
STATE ROUTE 606

OTHER LANDS OF
SCP-JTL STONEHOUSE
OWNER 2, LLC
INST. #160007743
PORTION OF RESIDUAL
PIN: 0630100005

MATCH LINE SHEET 3

STONEHOUSE PRESERVE
2,307± AC.

MATCH LINE SHEET 6

RPA = APPROXIMATE LIMIT OF RESOURCE PROTECTION AREA
(PER INST. #080027247)

SEE SHEET 1 FOR LINE AND CURVE TABLES

SUBDIVISION OF
PARCEL ID: #0630100005
CREATING
**STONEHOUSE PRESERVE &
RIVERFRONT PRESERVE**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

DATE: 10/06/2020

JOB # 17-378

LandTech
Resources, Inc.
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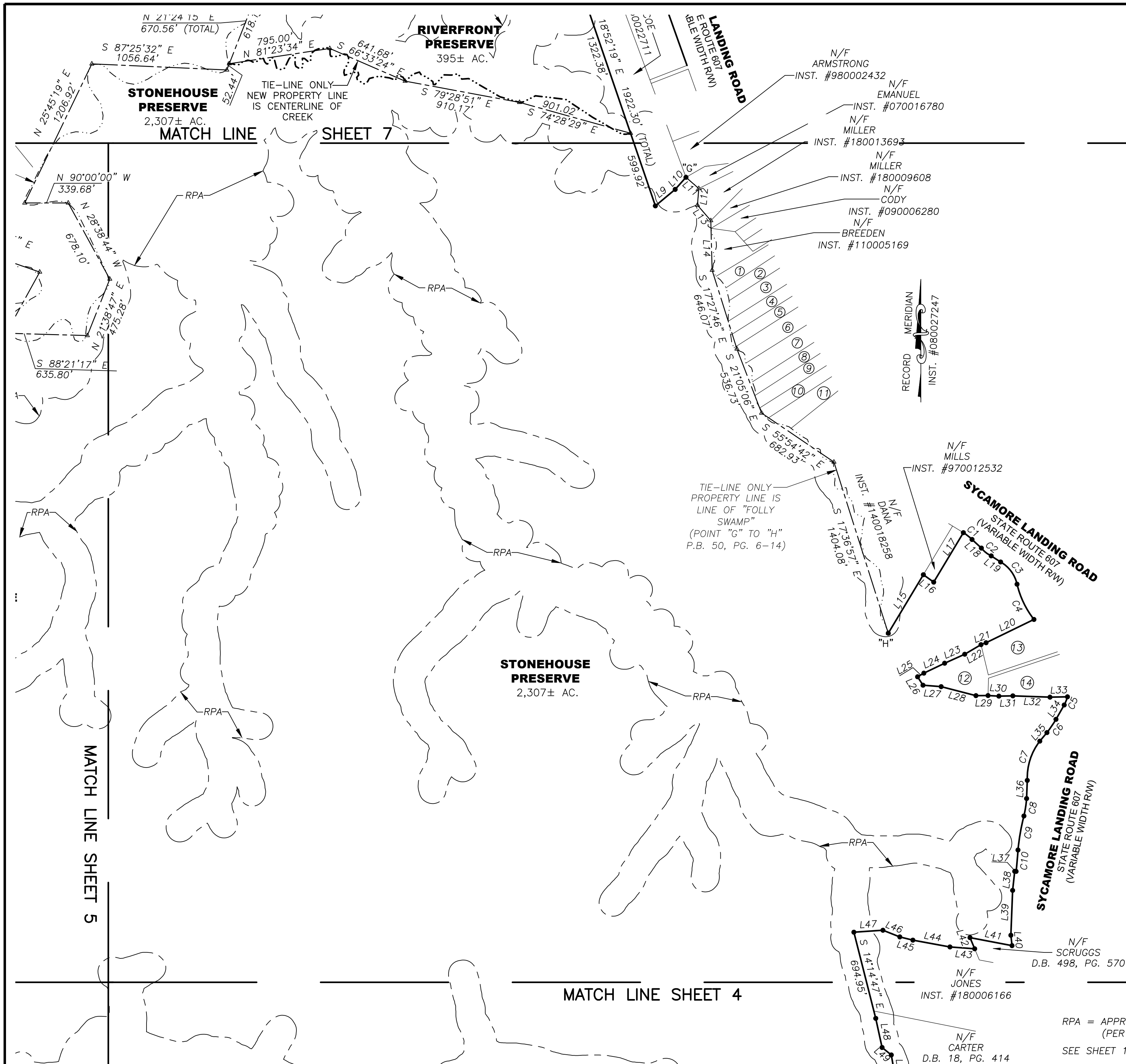
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

SHEET 6 OF 7

JCC-S-20-00XX

ADJACENT OWNERS

- | | |
|--------------------------------------|----------------------------------------------|
| ① N/F WILLIAMS
D.B. 261, PG. 84 | ⑧ N/F TRUEBLOOD
INST. #190005343 |
| ② N/F RICHARDS
D.B. 727, PG. 844 | ⑨ N/F ROGERS
INST. #180012279 |
| ③ N/F STEVENS
INST. #180015597 | ⑩ N/F ESTLACK & MIHALCOE
INST. #170011758 |
| ④ N/F NAPIER
INST. #140010378 | ⑪ N/F ESTES
D.B. 214, PG. 444 |
| ⑤ N/F SILVER
INST. #200013561 | ⑫ N/F MCALPINE
INST. #100024601 |
| ⑥ N/F PAYNE
INST. #170016767 | ⑬ N/F STILLWELL
INST. #120011237 |
| ⑦ N/F FAIRBANKS
D.B. 135, PG. 139 | ⑭ N/F PAKIT
INST. #100005088 |



RPA = APPROXIMATE LIMIT OF RESOURCE PROTECTION AREA
(PER INST. #080027247)

SEE SHEET 1 FOR LINE AND CURVE TABLES

SUBDIVISION OF
PARCEL ID: #0630100005
CREATING
**STONEHOUSE PRESERVE &
RIVERFRONT PRESERVE**

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

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SHEET 7 OF 7

JCC-S-20-00XX

RECORD MERIDIAN
INST. #080027247

TIE-LINE ONLY
PROPERTY LINE AND
MUNICIPAL BOUNDARY
IS CENTERLINE OF
WARE CREEK
(POINT "D" TO "E")

YORK RIVER PRESERVE
COMMONWEALTH OF
VIRGINIA BOARD OF GAME
& INLAND FISHERIES
D.B. 652, PG. 981

TIE-LINE ONLY
PROPERTY LINE IS
MEAN LOW WATER
OF YORK RIVER
(POINT "E" TO "F")

**RIVERFRONT
PRESERVE**
395± AC.

YORK RIVER PRESERVE
COMMONWEALTH OF
VIRGINIA BOARD OF GAME
& INLAND FISHERIES
D.B. 652, PG. 981

**STONEHOUSE
PRESERVE**
2,307± AC.

TIE-LINE ONLY
NEW PROPERTY LINE
IS CENTERLINE OF
CREEK

MATCH LINE SHEET 6

MATCH LINE SHEET 5

TIE-LINE ONLY
PROPERTY LINE AND
MUNICIPAL BOUNDARY
IS CENTERLINE OF
WARE CREEK
(POINT "D" TO "E")

RPA = APPROXIMATE LIMIT OF RESOURCE PROTECTION AREA
(PER INST. #080027247)

SEE SHEET 1 FOR LINE AND CURVE TABLES



STONEHOUSE VIRGINIA

**REZONING AND MASTER PLAN RESUBMITTAL
JAMES CITY COUNTY, VA
JULY 2019
(ORIGINAL SUBMITTAL: DECEMBER 2018)**

SHEET #

SHEET NAME

1

MASTER PLAN (COLOR)

2

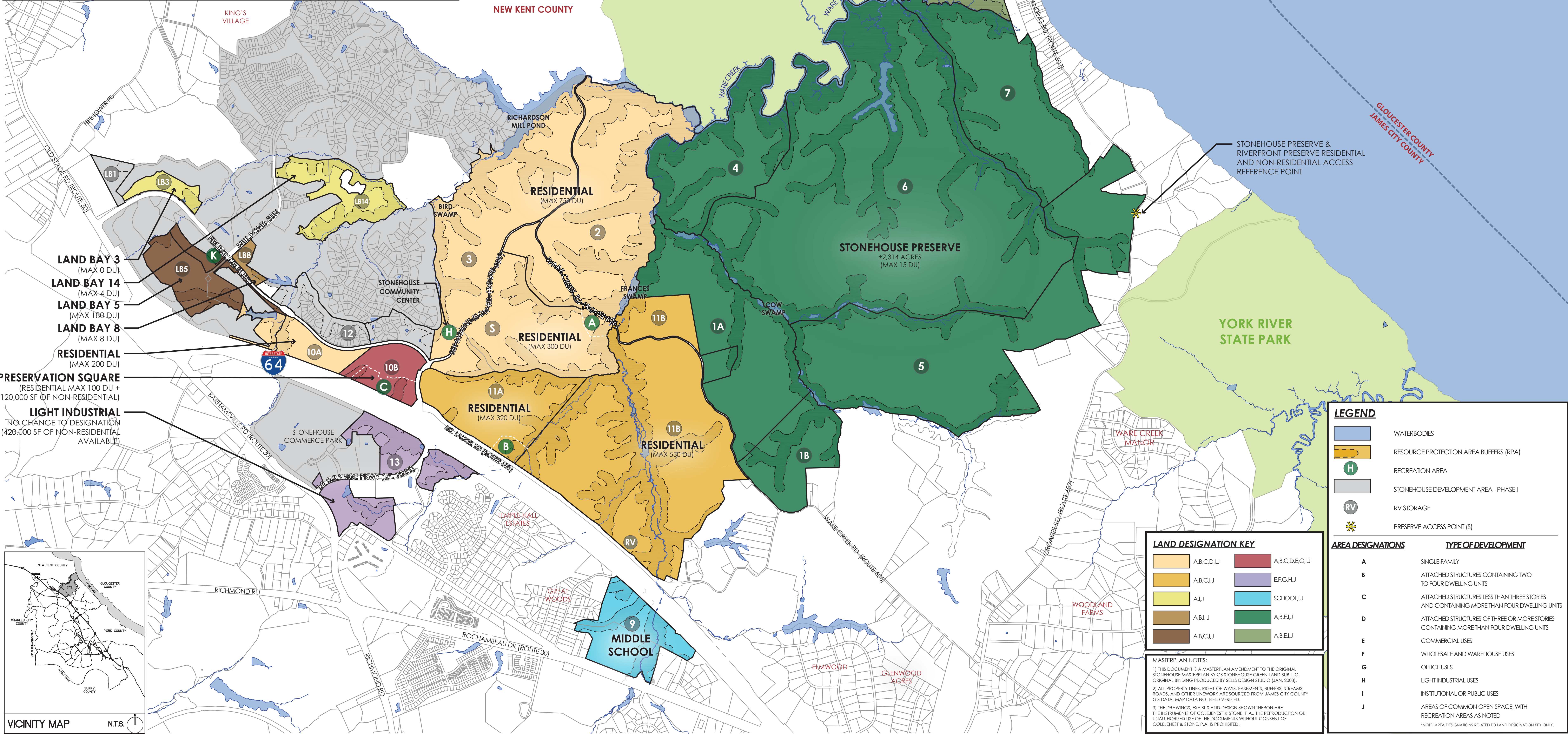
MASTER PLAN - TABLE A ENLARGEMENT

3

ZONING MAP

Table A: Permitted Use Categories By Tract									
Parcel Number	Area (gross ac)	Open Space in Resource Protection Areas (1)	Open Space Outside Resource Protection Areas (1) (1)	Maximum Density	Units Per Net Acre (1)	2018 Total Density	Minimum Square Footage of Non-Residential Uses (not including recreational use)	Permitted Uses	Zoning
Land Bay 3	13.11	12.44	1.69	5	2.0	0	NA	A.U.	PUD-B
Land Bay 5	17.81	16.58	1.23	4	4.0	8	NA	A.B.C.D.J.	PUD-B
Land Bay 8	18.73	17.43	1.30	4	4.0	8	NA	A.B.C.D.J.	PUD-B
Land Bay 14	70.51	68.88	1.63	4	2.0	4	NA	A.U.	PUD-B
Tract 3	186.84	173.98	12.86	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 3	184.83	171.72	13.11	45	4.0	450	NA	A.B.C.D.J.	PUD-B
Tract 10A	11.05	10.50	0.55	11.5	8.0	200	120,000	A.B.C.D.J.	PUD-B
Tract 10B	11.05	10.50	0.55	11.5	8.0	200	120,000	A.B.C.D.J.	PUD-B
Tract 11A	11.05	10.50	0.55	11.5	8.0	200	120,000	A.B.C.D.J.	PUD-B
Tract 11B	11.05	10.50	0.55	11.5	8.0	200	120,000	A.B.C.D.J.	PUD-B
Tract 5 (School)	178.94	173.38	5.56	40	4.0	400	NA	A.B.C.D.J.	PUD-B
Tract 1A	154.80	146.97	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 1B	154.80	146.97	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 4	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 5	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 6	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 7	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 8	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 12	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 13	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Tract 14	189.64	181.81	7.83	46	4.0	460	NA	A.B.C.D.J.	PUD-B
Recreation Area (1)	47.64	46.35	1.29	10.5	NA	NA	NA	Recreation Facility (U)	NA
TOTAL	4,572.84	4,207.88	3,651.15	730.50	2,411	2,411	870,000		
PUD / A1 TOTALS	PUD: 1,543.20 ac A1: 2,809.55 ac	PUD: 1,468.34 ac A1: 2,809.55 ac	PUD: 1,294.44 ac A1: 2,809.55 ac	PUD: 244 ac A1: 486.5 ac	PUD: 2,390 units A1: 19 units	PUD: 740,000 sf A1: 130,000 sf	Total maximum square footage shown is 870,000 square feet. 800,000 square feet of floor area exists in commercial park currently.		

Table A Notes:
 (1) All acreage based on James City County GIS information only. All acreage indicated as presented in approved Master Plan dated January 2008. More detailed information will be provided at the site/subdivision stage.
 (2) A maximum of 2.0 residential units are allowed. Except the proposed 3 Tracts, the actual number of units developed on each individual Tract and Bay may vary from the numbers listed in the "2018 Total Density" column above, as the number of units may be transferred between Tract/Land Bay in connection with final design, but the number of units on any given Tract/Land Bay will not exceed the corresponding density listed in the "Units Per Net Acre" column. The maximum units for proposed A-1 Tracts shall not exceed the number shown in the 2018 Total Density column.
 (3) The net acreage of each Tract is based on GIS information, and may change when subdivision plans are submitted.
 (4) Recreation areas will be provided as outlined in the profiles. Final size and location of the facilities and their footprints will be defined as the program, amenities and profiles are finalized.
 (5) Open space outside of RPA has been indicated between Land Bay 3 and Land Bay 14. The total acreage of open space outside of RPA remains 65.50 acres as in the approved Master Plan dated January 2008.
 (6) Williamson, James City County Schools will determine the design of the school site.
 (7) Land Bay 3 and Tract 12 are excluded from application. Stonehouse Preserve and Riverfront Preserve will be submitted in separate application.
 (8) Tracts 10A, 10B, 11A and 11B to be amended from a PUD-C zoning classification (per the approved Master Plan dated January 2008) to a PUD-B zoning classification.
 (9) All roads will be public roads.
 (10) All common open space areas, private recreation areas, sidewalks outside of the public right-of-way, and other privately owned but common facilities will be maintained by the homeowners' association.
 (11) Tract 12 will contain 100 and best change as a recreational use for the Stonehouse Preserve.
 (12) For development phasing, see the sewer and water planning maps, as well as the profiles and the fiscal impact report provided by the Applicant.
 (13) Tracts 1 and 12 have been divided into two tracts to better reflect the planned use. However, the number of units and the square footage of the non-residential uses remain as one for the entire tract and will be determined at the site/subdivision stage.
 (14) Mixed use buildings will be permitted in the appropriate areas in Stonehouse should the James City County Zoning Ordinance be amended to permit such buildings in the PUD-C or PUD-B zoning districts.
 (15) The amount of RPA is based on available mapping data and is subject to change with field delineation. Accordingly, the actual amount of Open Space inside the RPA and the actual amount of Open Space outside of the RPA at the time of development may vary from that shown in the 2 associated column above, but the total amount of Open Space acreage determined by adding the 2 columns above shall be provided (e.g., if the actual amount of RPA on a particular tract increases with field delineation then amount of Open Space within the RPA shall similarly increase over the acreage shown above and the amount of Open Space outside of RPA will correspondingly decrease due to acreage shown above, but the total amount of Open Space determined by adding the 2 columns above shall be provided).



STONEHOUSE MASTERPLAN

JAMES CITY COUNTY, VA
07/26/2019

Table A: Permitted Use Categories By Tract									
Parcel Number	Area ^[0] (Gross Acres)	Area ^[0] (Net Acres)	Open Space in Resource Protection Areas ^[0]	Open Space Outside of Resource Protection Areas ^[0] ^[4]	Maximum Density		Maximum Square Footage of Non-Residential Uses (Not including recreational uses)	Permitted Uses	Zoning
					Units Per Net Acre ^[2]	2018 Total Density	2018 Density FAR		
Land Bay 3	19.13	12.44	1.69	5	2.0	0	NA	A,I,J	PUD-R
Land Bay 5	67.81	50.05	18.34	10.7 ^[4]	4.0	180	NA	A,B,C,I,J	PUD-R
Land Bay 8	18.73	11.43	3.30	4	4.0	8	NA	A,B,I,J	PUD-R
Land Bay 14	70.51	18.68	33.03	18.8 ^[4]	2.0	4	NA	A,I,J	PUD-R
Tract 2	326.84	115.68	165.16	46	4.0	400	NA	A,B,C,D,I,J	PUD-R
Tract 3	264.83	107.72	112.61	44.5	4.0	350	NA	A,B,C,D,I,J	PUD-R
Tract 10A	51.95	24.53	15.92	11.5	8.0	200	NA	A,B,C,D,I,J	PUD-R ^[7]
Tract 10B	47.09	30.77	5.32	11	5.0	100	120,000	A,B,C,D,E,G,I,J	PUD-R ^[7]
Tract 11A	132.46	73.19	37.27	22	4.0	320	NA	A,B,C,I,J	PUD-R ^[7]
Tract 11B	503.51	273.77	189.74	40	6.0	530	200,000	A,B,C,I,J, RV Storage	PUD-R ^[7]
Tract S (School)	178.94	113.38	65.56	0 ^[4]	4.0	300	NA	A,B,C,D,I,J	PUD-R
Tract 1A	254.86	106.97	62.56	449.5	0.33	15	130,000	A1 Ordinance Uses	A1 ^[6]
Tract 1B	97.44	36.36	33.75						A1 ^[6]
Tract 4	189.64	45.66	125.48						A1 ^[6]
Tract 5	493.00	264.99	122.01						A1 ^[6]
Tract 6	1006.16	412.44	429.22						A1 ^[6]
Tract 7	257.14	115.5	95.14						A1 ^[6]
Tract 8	361.31	93.12	231.19	37	0.33	4	NA	A1 Ordinance Uses	A1 ^[6]
Tract 13	95.12	48.86	26.26	20	NA	NA	420,000	E,F,G,H,J	PUD-C
Tract 9	88.73	33.49	41.24	0	NA	NA	School ^[5]	School,I,J	PUD-C
Recreation Areas ^[3]	47.64	28.35	16.36	10.5	NA	NA	NA	Recreation Facility,I,J	NA
TOTAL	4,572.84 acres gross	2,017.38 acres net	1,831.15 acres	730.50 acres		2,411 2,411 maximum permitted ^[1]	870,000 Total maximum square footage shown is 870,000 square feet. 600,000 square feet of floor area exists in commerce park currently.		
PUD / A1 TOTALS	PUD - 1,913.29 ac A1 - 2,659.55 ac	PUD - 942.34 ac A1 - 1,075.04 ac	PUD - 731.8 ac A1 - 1,099.35 ac	PUD - 244 ac A1 - 486.5 ac		PUD - 2,392 units A1 - 19 units	PUD - 740,000 sf A1 - 130,000 sf		
Stonehouse Preserve									
Riverfront Preserve									
Table A Notes:									
[0] All acreage based on James City County GIS information only. All acreage indicated as presented in approved Master Plan dated January 2008. More detailed information will be provided at the site/subdivision stage.									
[1] A maximum of 2,411 residential units are allowed. Except the proposed A-1 Tracts, the actual number of units developed on each individual Tract/Land Bay may vary from the numbers listed in the "2018 Total Density" column above, as the number of units may be transferred between Tract/Land Bay in connection with final design, but the number of units on any given Tract/Land Bay will not exceed the corresponding density listed in the "Units Per Net Acre" column. The maximum units for proposed A-1 Tracts shall not exceed the number shown in the 2018 Total Density column.									
[2] The net acreage of each tract is based on GIS information, and may change when site/subdivision plans are submitted.*									
[3] Recreation Areas will be provided as outlined in the proffers. Final size and locations of the facilities and their footprints will be defined as the program, amenities and proffers are finalized.									
[4] Open space outside of RPAs has been reallocated between Land Bay 5 and Land Bay 14. The total acreage of open space outside of RPAs remains 651.50 acres as in the approved Master Plan dated January 2008.									
[5] Williamsburg - James City County Schools will determine the design of the school site.									
[6] Land Bay 1 and Tract 12 are excluded from application. Stonehouse Preserve and Riverfront Preserve will be submitted in separate application.									
[7] Tracts 10A, 10B, 11A and 11B to be amended from a PUD-C zoning classification (per the approved Master Plan dated January 2008) to a PUD-R zoning classification.									
[-] All roads will be public roads.									
[-] All common open space areas, private recreation areas, sidewalks outside of the public right-of-way, and other privately owned but common facilities will be maintained by the homeowners' association.									
[-] Tract 11B will contain RV and boat storage as a recreational use for the Stonehouse HOA.									
[-] For development phasing, see the sewer and water phasing maps, as well as the proffers and the Fiscal Impact report provided by the Applicant.									
[-] Tracts 1 and 11 have been divided into two tracts to better reflect the planned use. However, the number of units and the square footage of the non-residential uses remain as one for the entire tract and will be determined at the site/subdivision stage.									
[-] Mixed use buildings will be permitted in the appropriate areas in Stonehouse should the James City County Zoning Ordinance be amended to permit such buildings in the PUD-C or PUD-R zoning districts.									
[-]The amount of RPA is based on available mapping data and is subject to change with field delineation. Accordingly, the actual amount of Open Space inside the RPA and the actual amount of Open Space outside of the RPA at the time of development may vary from that shown in the 2 associated columns above, but the total amount of Open Space acreage determined by adding the 2 columns above shall be provided (e.g., if the actual amount of RPA on a particular tract increases with field delineation then amount of Open Space within the RPA shall similarly increase over the acreage shown above and the amount of Open Space outside of RPA will proportionately decrease from the acreage shown above, but the total amount of Open Space determined by adding the 2 columns above shall be provided).									

STONEHOUSE MASTERPLAN - TABLE A ENLARGEMENT



LANDTECH RESOURCES, INC.

March 12, 2021

Thomas Wysong
Senior Planner – James City County Planning
101-A Mounts Bay Road
Williamsburg, VA 23187

Re: S-20-0049, Stonehouse Preserve and Riverfront Preserve (1st Submittal Comments)

Dear Mr. Wysong,

Landtech Resources has reviewed the comments with the owner of the Stonehouse Preserve parcel and would like to request one waiver.

The waiver request is for the shared driveway requirement per Sec. 19-73. As noted in your comment letter each lot will be left with large acreage and road frontage access. Limiting the number of access points to these lots would impact the environment greatly by the substantial addition of impervious surface next to state-maintained roads since the location of any future improvements have not been identified. The shape and character of this property with existing topography and RPA limitations also make a connector road within the lots infeasible. Due to these limitations, it is our request to waive the shared driveway requirement.

Thank you for considering this waiver and please let me know if you have any questions. With the prior submission of the restrictive covenants along with the above request, we are anxious to move forward with final approval and recordation. We appreciate your continued assistance.

Chase Grogg
Vice President – Landtech Resources Inc.