

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
August 23, 2017
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. June 21, 2017 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. C-0058-2017. Norge Food Lion Store - Enclosed Dumpsters Addition
2. C-0052-2017. S. Wallace Edwards and Sons, Inc.
3. SUP-0005/0006/0007/0008-2017. Lightfoot Marketplace Special Use Permit Amendment

F. ADJOURNMENT

ITEM SUMMARY

DATE: 8/23/2017

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: June 21, 2017 Meeting Minutes

ATTACHMENTS:

	Description	Type
▣	June 21, 2017 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/16/2017 - 11:48 AM
Development Review Committee	Holt, Paul	Approved	8/17/2017 - 7:55 AM
Publication Management	Burcham, Nan	Approved	8/17/2017 - 8:39 AM
Development Review Committee	Secretary, DRC	Approved	8/17/2017 - 8:52 AM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 21, 2017
4:00 PM

A. CALL TO ORDER

Mr. Danny Schmidt called the meeting to order at 4:05 p.m.

B. ROLL CALL

Present:

Mr. Danny Schmidt, Chair

Mr. Rich Krapf

Absent:

Mr. Tim O'Connor

Mr. John Wright

Other:

Ms. Robin Bledsoe, observing

Staff Present:

Ms. Ellen Cook, Principal Planner

Ms. Lauren White, Planner

Ms. Tori Haynes, Community Development Assistant

C. MINUTES

1. May 24, 2017 Meeting Minutes

Mr. Krapf made a motion to Approve the May 24, 2017 meeting minutes.

The minutes were approved (2 – 0).

D. OLD BUSINESS

1. Conceptual Plan - 6515 Richmond Road Grocery Store (Lidl)

Ms. Lauren White presented the Staff Report, stating that Mr. Jeremy Yee of Kimley-Horn has resubmitted a Conceptual Plan for the construction of an almost 36,000-square-foot grocery store at 6515 and 6495 Richmond Road. The case was originally heard at the April 19, 2017 Development Review Committee (DRC) meeting as a consideration item, to which the DRC provided feedback and requested additional information regarding traffic impacts, enhanced landscaping along Richmond Road, the character and appearance of the building and impacts to the adjacent Liberty Crossing neighborhood.

Ms. White explained that the revised Conceptual Plan increases the landscape buffer along Richmond Road to 40 feet and eliminates five parking spaces in the front parking field. The applicant also provided more detailed, colored building elevations with architectural design information.

Mr. Yee shared the rear landscape elevation with the DRC and confirmed that he submitted the Special Use Permit (SUP) application today.

Mr. Krapf asked if the buffer at the rear of the property is 15 feet.

Mr. Yee confirmed it is.

Mr. Krapf asked about the type of landscaping.

Mr. Yee stated that the buffer ranged from 15 to 50 feet, with the intent to screen the building from neighbors. He further explained that the rendering does not include the existing trees beyond Lidl's property lines.

Mr. Krapf inquired about sound and visual buffering.

Mr. Yee stated the loading dock will be a truck well, meaning the truck will be below ground level and screened with a wall which will help with any sound or noise.

Mr. Krapf thanked Mr. Yee for taking the DRC's feedback into consideration.

Mr. Schmidt asked about the location of the Best Management Practice (BMP).

Mr. Yee stated that he has been working with Engineering and Resource Protection (ERP) staff to determine the specifications of the BMP and if the existing BMP can meet both water quantity and quality standards.

Mr. Schmidt asked about the grocery store's usage of water.

Mr. Yee explained that grocery stores typically do not use much water, and that most water usage will be for restrooms and refrigeration. He further explained that he is working with James City Service Authority (JCSA) staff and has completed a flow test. Additionally, Lidl does not plan to use automatic irrigation to cut down on water usage.

Mr. Schmidt asked if Lidl uses solar power.

Mr. Andrew Gartrell, of Lidl, stated that this location would not use solar power.

Mr. Schmidt asked Ms. Robin Bledsoe if she had any questions.

Ms. Bledsoe asked if the BMP was sized correctly.

Mr. Yee stated that he will continue to work with ERP staff to ensure the BMP meets all state and local requirements.

Mr. Krapf asked about the number of parking spaces.

Mr. Yee stated that there are 172 parking spaces but the ordinance requires 180 spaces. Mr. Yee stated he plans to design the property to have more greenspace than parking spaces, and will request a waiver to reduce the parking requirements.

Mr. Schmidt asked if 172 spaces is too many.

Mr. Yee stated it is adequate.

Mr. Krapf asked if staff had concerns.

Ms. White stated that staff has not had a chance to review the application thoroughly, but no other agencies have expressed any concerns.

Mr. Krapf asked if staff was considering an SUP condition that would require the applicant to replace any landscaping that dies.

Ms. Ellen Cook stated that the Zoning Ordinance requires approved landscape plans to be maintained.

Mr. Krapf asked Mr. Yee to address the elevations. Mr. Krapf noted that the use of different building materials will add visual interest and asked about the location of the glass wall.

Mr. Yee presented the elevation drawings and stated the glass wall would be seen from Richmond Road.

Mr. Krapf inquired about solar panels.

Mr. Gartrell stated that while solar panels are used on Lidl stores in other countries, none are planned for this site.

Mr. Schmidt asked about the height of the building.

Mr. Gartrell stated the height is 28 feet.

Mr. Krapf asked if the stucco is real stucco.

Mr. Yee confirmed that it is.

Mr. Schmidt thanked the applicant for coming before the DRC twice.

Mr. Yee explained the timeline moving forward. He stated the applicant has submitted the SUP application today and plans to move forward to the Planning Commission meeting on August 2 after addressing staff's comments. After the Planning Commission, the applicant will be back before the DRC with an enhanced Conceptual Plan. The applicant plans to close on the property early next year and construction will commence shortly thereafter. Mr. Yee stated the applicant intends to plan a meeting with the Liberty Crossing neighborhood ahead of the Planning Commission meeting.

E. NEW BUSINESS

There was no new business.

F. ADJOURNMENT

Mr. Krapf made a motion to adjourn.

Mr. Schmidt adjourned the meeting at approximately 4:25 p.m.

Mr. Danny Schmidt, Chair

Mr. Paul Holt, Planning Director

AGENDA ITEM NO. E.1.**ITEM SUMMARY**

DATE: 8/23/2017

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: C-0058-2017. Norge Food Lion Store-Enclosed Dumpsters Addition

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Conceptual Plan	Exhibit
▣	Adopted Master Plan (SUP-0002-2010)	Exhibit
▣	Pictures	Exhibit
▣	Adopted Resolution (SUP-0002-2010)	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/18/2017 - 10:59 AM
Development Review Committee	Holt, Paul	Approved	8/18/2017 - 11:02 AM
Publication Management	Burcham, Nan	Approved	8/18/2017 - 11:07 AM
Development Review Committee	Secretary, DRC	Approved	8/18/2017 - 11:08 AM

CONCEPTUAL PLAN-0058-2017. Norge Food Lion Store - Enclosed Dumpsters Addition

Staff Report for the August 23, 2017, Development Review Committee

SUMMARY FACTS

Applicant: Mr. Eric Bollenbecker

Land Owner: Rebkee Partners Norge, LLC

Proposal: To build two enclosed dumpsters located at the back of the Food Lion grocery store. Special Use Permit (SUP) Condition No. 1 from Case No. SUP-0002-2010, adopted by the Board of Supervisors on May 25, 2010, states that development of the property shall be generally in accordance with and bound by the Master Plan entitled "CVS and Food Lion Master Plan," with such minor changes as the Development Review Committee (DRC) determines does not change the basic concept or character of the development.

Location: 7521 Richmond Road

Tax Map/Parcel No.: 2321100001C

Project Acreage: +/- 6.3 Acres

Zoning: M1, Limited Business/Industrial

Comprehensive Plan: Mixed Use

Primary Service Area: Inside

Staff Contact: Jose Ribeiro, Senior Planner II

FACTORS FAVORABLE

1. With the proposed improvements, the proposal continues to be compatible with surrounding zoning and development.
2. The proposal does not change the basic concept of character of the adopted CVS and Food Lion Master Plan.

FACTORS UNFAVORABLE

1. Staff finds that there are no unfavorable factors.

STAFF RECOMMENDATION

Staff finds the proposal consistent with the adopted Master Plan for the Food Lion grocery store (SUP-0002-2010).

PROJECT DESCRIPTION

The applicant has submitted a Conceptual Plan (Attachment No. 1) proposing the construction of two enclosed dumpsters at the back of the Food Lion grocery store in the same general area where two enclosed dumpsters already exist. According to the applicant, the proposed dumpster area will be $\pm$ 290 square feet in size and will be screened from view by a brick enclosure similar to the existing dumpsters (Attachment No. 3). The proposed dumpsters will not encroach onto setback lines and/or required landscape buffers.

Should the DRC find this proposal consistent with the adopted Master Plan for the Food Lion store (Attachment No. 2), a site plan for the enclosed dumpsters will be submitted for review and approval. The site plan will show the location of the proposed enclosed dumpsters and the relocation of all disturbed/removed trees and shrubs. Per

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.

CONCEPTUAL PLAN-0058-2017. Norge Food Lion Store - Enclosed Dumpsters Addition

Staff Report for the August 23, 2017, Development Review Committee

approved SUP Condition Nos. 4 and 10 (Attachment No. 4) the applicant will also submit elevations of the proposed enclosed dumpsters for the approval of the Director of Planning and provide impervious coverage calculations to the Director of the Stormwater and Resource Protection Division. According to the applicant, the existing enclosed dumpsters will remain on the site.

PLANNING AND ZONING HISTORY

- The Board of Supervisors approved SUP-0002-2010 for the CVS and Food Lion stores at the Soap and Candle Factory site on May 25, 2010. This allowed the development of the site as a commercial center.

SURROUNDING ZONING AND DEVELOPMENT

- Surrounding zoning designations include:
 - a. M1, Limited Business to the north (CVS store) and east (Candle Factory Commercial/Warehouse complex)
 - b. MU, Mixed Use to the west (Cross Walk Community Church)
 - c. PUD-C, Planned Unit Development Commercial to the south (Mini-storage at Candle Station)

COMPREHENSIVE PLAN

1. Designated Mixed Use on the 2035 Comprehensive Plan.
2. Surrounding Comprehensive Plan designations include:
 - a. Mixed Use and Low Density Residential

PUBLIC IMPACTS

1. Anticipated impact on public facilities and services: None
2. Anticipated impact on nearby and surrounding properties: None

RECOMMENDATION

Staff finds the proposed improvements to be consistent with the adopted Master Plan for the CVS and Food Lion stores as it does not change the basic concept or character of the development. Staff recommends the DRC recommend approval of this request.

JR/nb

CP-0058-17NFdLion-mem

Attachments:

1. Conceptual Plan
2. Adopted Master Plan for the CVS and Food Lion stores
3. Pictures of Existing Enclosed Dumpsters
4. Adopted Resolution for SUP-0002-2010

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.

JCC CONCEPTUAL PLAN-0058-2017, NORGE FOOD LION STORE-ENCLOSED DUMPSTERS ADDITIONS

This conceptual plan shows the proposed location of two enclosed dumpsters.

Site Address: 7521 Richmond Road
Property Owner: Rebkee Partners Norge, LLC
Tax Map ID: 2321100001C
Zoning: M1, Limited Business/Industrial

Comprehensive Plan: Mixed Use

Parcel Acreage: ± 6.3 acres

General Notes:

1. No new outdoor lighting is proposed.
2. Site is served by public water and private sewer. No new utilities are proposed.
3. Additional impervious surface is ± 290 square feet.

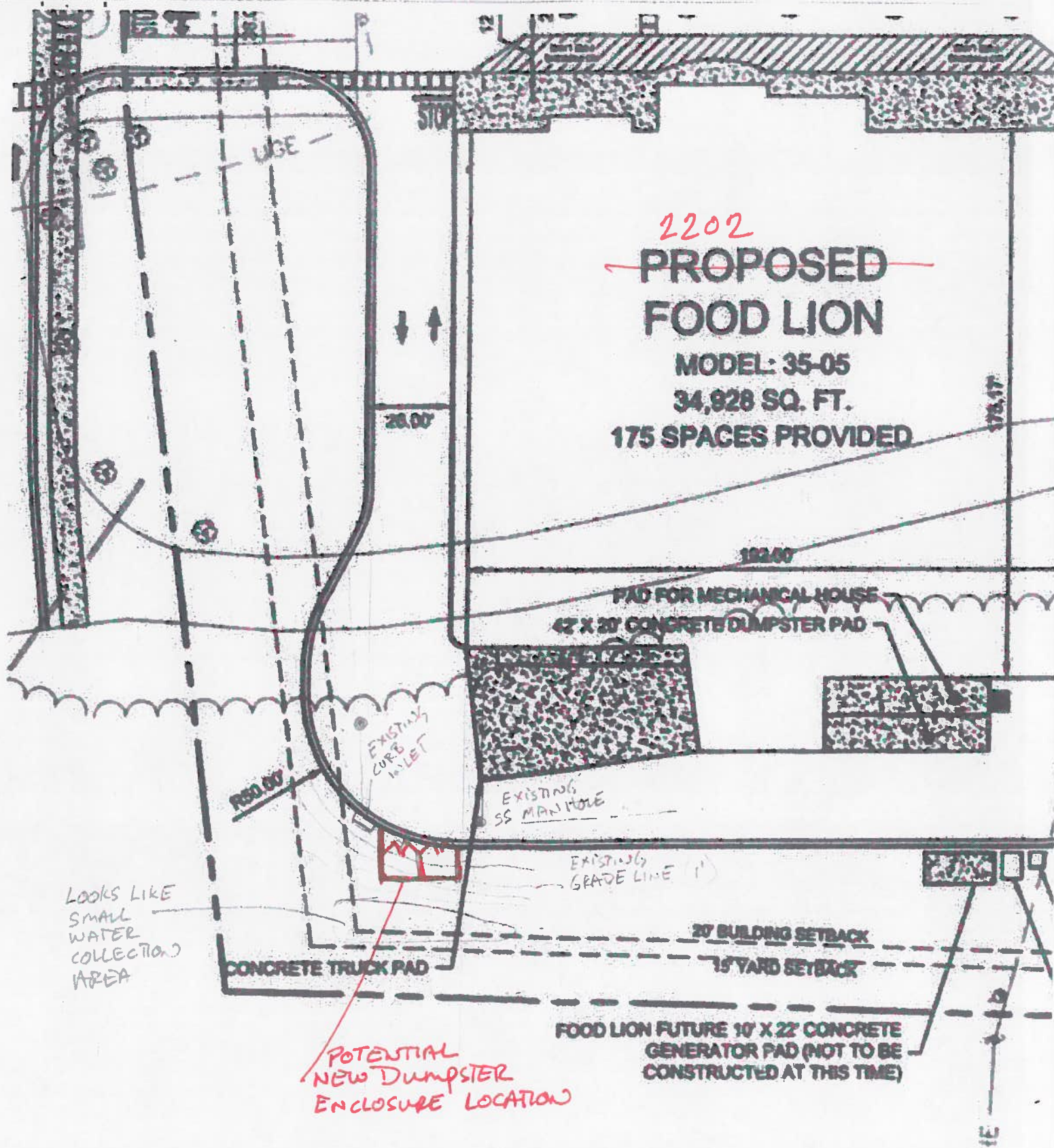
Sheet Index:

1. Location of proposed enclosed dumpsters

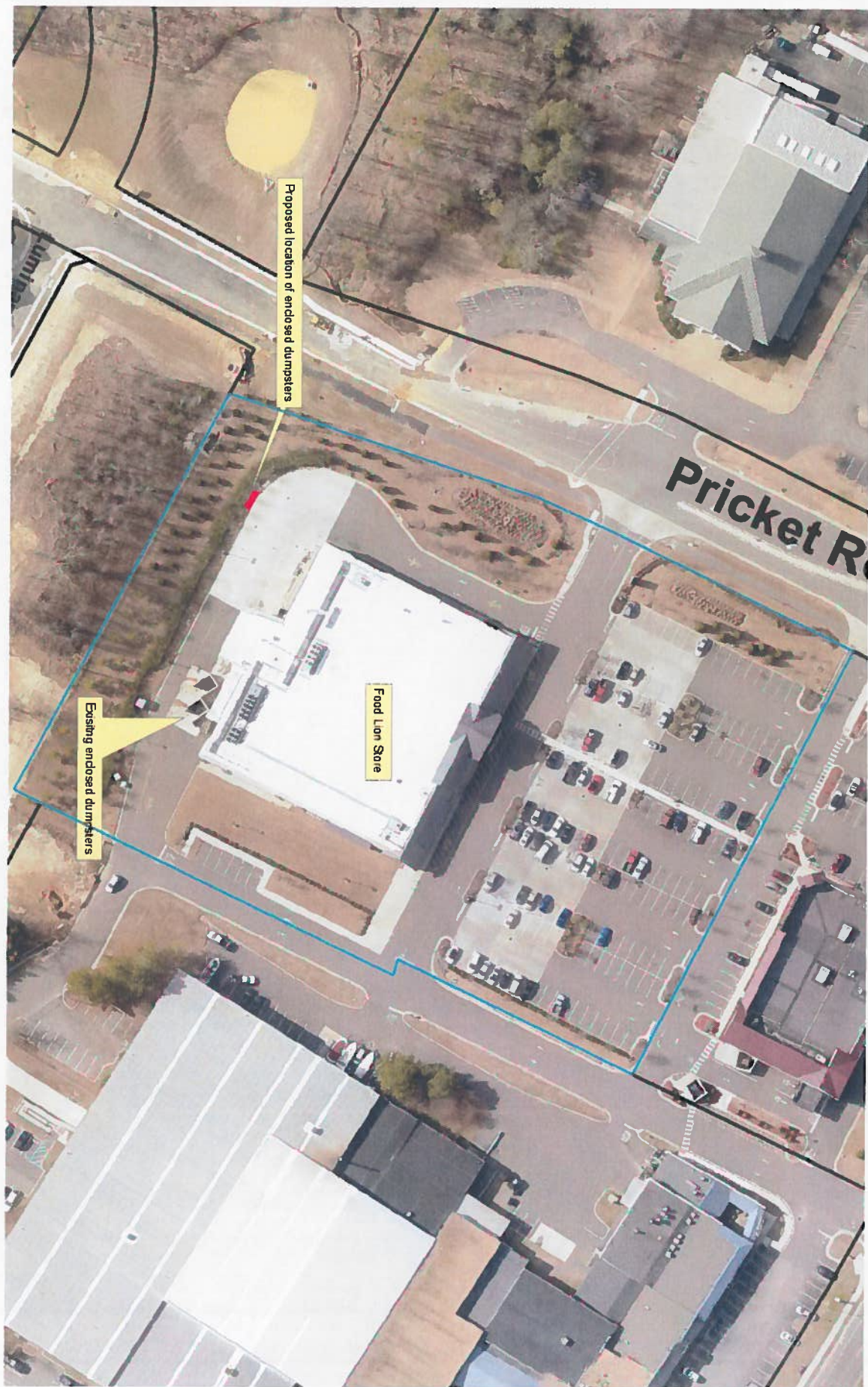


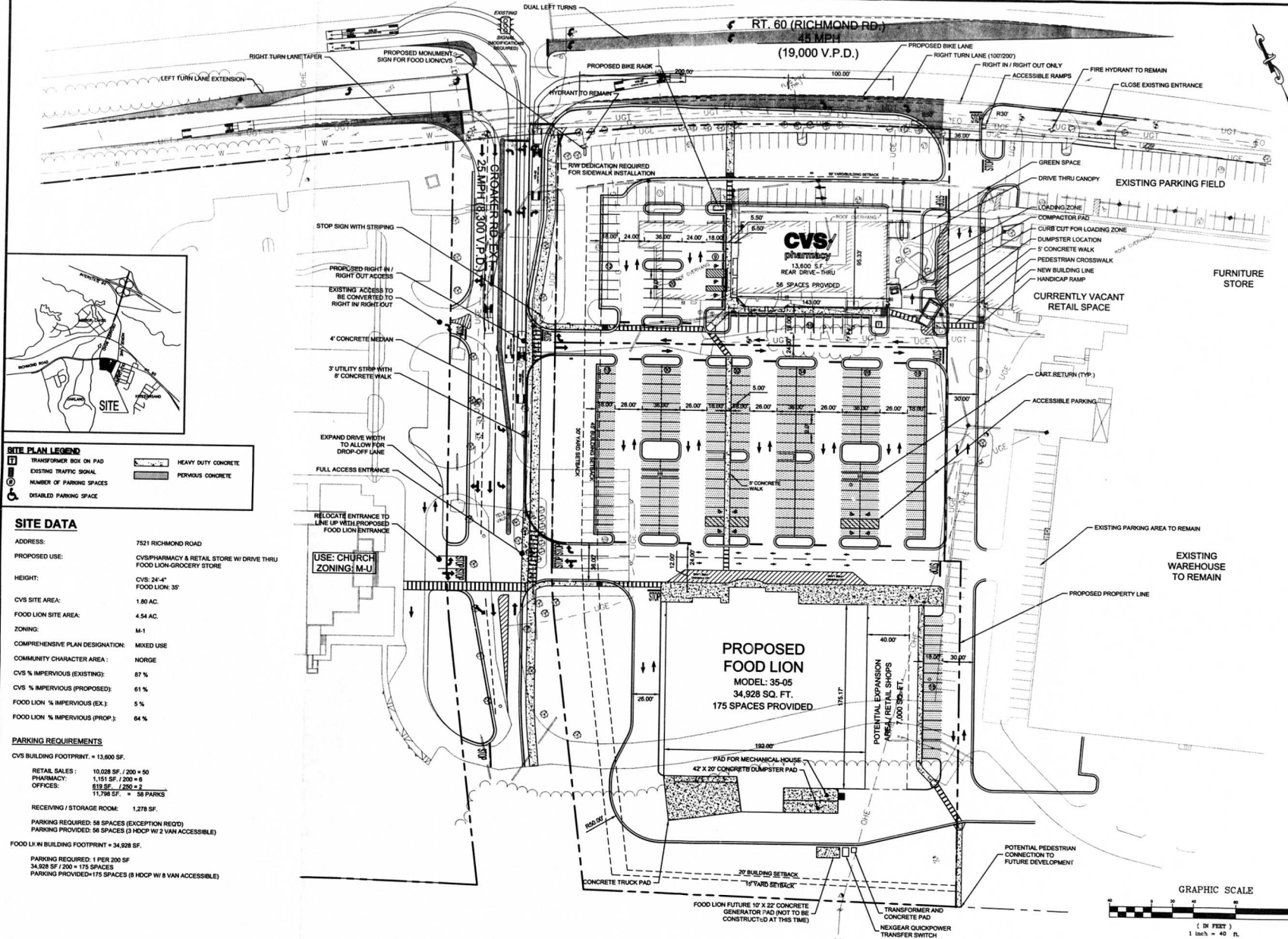
Vicinity Map (not to scale):





- HAVE TO FILL SLOPE OR BUILD ~~RE~~ WALLS AS A RETAINING WALL.
- HAVE TO RELOCATE ALL DISTURBED TREES & SHRUBS.
- HAVE TO QUALIFY THAT ADDED IMPERVIOUS AREA DOES NOT GO OVER ALLOWABLE IMPERVIOUS AREA.





NO.	DATE	REVISIONS	DESCRIPTION

Kimley-Horn and Associates, Inc.
 © 2010 KIMLEY-HORN AND ASSOCIATES, INC.
 Suite 200, Lanesville, Ohio 44130
 Phone: 804-673-3832
 Fax: 804-673-3980
 Engineering, Planning, and Environmental Consultants

THE REBKEE COMPANY

CVS AND FOOD LION MASTER PLAN

SCALE: AS NOTED
 DRAWN BY: DML
 DESIGNED BY: RRP
 CHECKED BY: RRP
 DATE: 03/15/10





RESOLUTION

CASE NO. SUP-0002-2010. CVS AND FOOD LION AT

SOAP AND CANDLE FACTORY SITE

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. David Todd has applied on behalf of The Rebkee Company for an SUP to allow for the construction of a drive-through pharmacy/retail store on an approximately 1.8-acre parcel and a grocery store on an approximately 4.54-acre parcel of land zoned M-1, Limited Business/Industrial, District; and

WHEREAS, the proposed development is shown on a plan prepared by Kimley-Horn and Associates, Inc. dated March 16, 2010, (the "Master Plan") and entitled "CVS and Food Lion Master Plan"; and

WHEREAS, the property is located at 7521 Richmond Road and can be further identified as James City County Real Estate Tax Map Parcel No. 2321100001C (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on April 7, 2010, voted 7-0 to recommend approval of this application; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2009 Comprehensive Plan Use Map designation for this Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approves the issuance of SUP-0002-2010, as described herein with the following conditions:

1. **Master Plan:** This SUP shall be valid for the construction of an approximately 13,600-square-foot, one-story-high, drive-through pharmacy/retail store building (the "CVS" store) and an approximately 34,928-square-foot grocery store building (the "Food Lion" store). The grocery store building may have a possible future expansion of approximately 7,000 square feet for the grocery store, or additional shop space. The property is located at 7521 Richmond Road and further identified as James City County Tax Map Parcel No. 2321100001C (the "Property"). Development and use of the Property shall be generally in accordance with and bound by the Master Plan entitled "CVS and Food Lion Master Plan," prepared by Kimley-Horn and Associates, date-stamped March 16,, 2010, (the "Master Plan") with such minor changes as the Development Review Committee determines does not change the basic concept or character of the development.
2. **Architectural Review:** Prior to final site plan approval, the Planning Director, or his designee, shall review and approve the final building elevations and architectural design for the CVS and the Food Lion. Such buildings shall be reasonably consistent, as determined by the Planning Director, or his designee, with the CVS architectural

elevations titled "CVS No. 75584 James City County, VA" and dated January 13, 2010, and the Food Lion architectural elevations titled "Food Market-Intersection of Rt. 60 and Croaker Road" dated February 2, 2010, submitted with this SUP application, and prepared by The Rebkee Company.

3. **Free-Standing Sign:** Prior to final site plan approval, the Planning Director, or his designee, shall review and approve the design and location of the ground-mounted signs for the Property for consistency with the Norge Community Character Area, as described in the James City County Comprehensive Plan. The sign base shall be made of brick and the colors and materials shall be similar to the CVS and Food Lion buildings.
4. **Dumpsters/HVAC Units:** All heating and cooling units visible from any public street or adjoining property shall be screened from view with landscaping or fencing. Dumpsters shall be screened from view by a brick enclosure (exclusive of doors). All screening devices must be approved by the Planning Director, or his designee, prior to final site plan approval.
5. **Water Conservation:** The owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority (the "JCSA") prior to final site plan approval. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigations systems and irrigations wells, the use of approved landscaping materials including the use of drought-tolerant plants, warm-season grasses, and the use of water-conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
6. **Irrigation:** In the design phase, the developer and designing engineer shall take into consideration the design of stormwater systems that can be used to collect stormwater for outdoor water use for the entire development. Only surface water collected from surface water impoundments (the "Impoundments"), or water taken from an underground cistern, may be used for irrigating common areas on the Property (the "Irrigation"). In no circumstances shall the JCSA public water supply be used for Irrigation, except as otherwise provided by this condition. If the owner demonstrates to the satisfaction and approval of the General Manager of the JCSA through drainage area studies and irrigation water budgets that the impoundments cannot provide sufficient water for all Irrigation, the General Manager of the JCSA may, in writing, approve a shallow (less than 100 feet) irrigation well to supplement the water provided by the Impoundments.
7. **Subdivision:** Prior to approval of the Food Lion parcel subdivision plat, evidence must be provided to the County that JCSA has the ability to connect waterlines from the fire hydrant on the southeast corner of the parcel located at 7521 Richmond Road and further identified as James City County Real Estate Tax Map Parcel No. 2321100001C to the parcel directly to the south, located at 7551 Richmond Road and further identified as James City County Real Estate Tax Map No. 2321100001D, in perpetuity.

8. **BMP Discharge:** Overflows from any proposed Best Management Practices (BMPs) shall discharge to an adequate channel in accordance with State Minimum Standard No. 19 and shall not be conveyed through any of the adjacent parcels without an off-site drainage easement. All associated easements shall be of an appropriate width to permit access for maintenance of the channel and any associated appurtenances such as outlet protection, flow control devices, channel linings, etc. Said easement shall be in place prior to the issuance of a Land Disturbing Permit.
9. **Landscape Plan:** Prior to final site plan approval, the Planning Director, or his designee, shall review and approve a landscape plan for this development. The landscape plan shall meet all applicable zoning ordinance requirements and shall include at a minimum: (i) enhanced landscaping within the northern 50-foot landscape buffer along Richmond Road, (ii) enhanced landscaping within the western 30-foot landscape buffer along Croaker Road, (iii) enhanced landscaping along the southern property line. Enhanced landscaping is hereby defined as 125 percent of the size requirements of the James City County Landscape Ordinance.
10. **Impervious Coverage:** Prior to final site plan approval, the applicant must demonstrate compliance with the provisions of Section 23-9(b)(1)(b) of the County's Chesapeake Bay Preservation Ordinance. Demonstration of equivalent water quality will be through compliance with guidelines established by the Environmental Director.
11. **Exterior Lighting:** All new exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. In addition, a lighting plan shall be submitted to and approved by the Planning Director, or his designee, which indicates no glare outside the property lines. All light poles shall not exceed 20 feet in height unless otherwise approved by the Planning Director, or his designee, prior to final site plan approval. "Glare" shall be defined as more than 0.1 foot-candle at the property line or any direct view of the lighting source from the adjoining properties.
12. **Internal Traffic Signage Plan:** The applicant shall include along with the materials submitted as part of the site plan review process for this development, an internal signage plan indicating the location of internal traffic signs and the orientation of vehicular flow within the Property. The internal signage plan shall be reviewed and approved by the Planning Director, or his designee, concurrently with the site plan submission for this project.
13. **Roadway Improvements:** Prior to issuance of a Certificate of Occupancy (CO) for the Food Lion, the road improvements listed below shall be constructed or bonded in a manner acceptable to the County Attorney:
 - a. At the intersection of Richmond Road (U.S. Route 60) and Croaker Road (State Route 607):
 - (i) The northbound approach shall include one exclusive left-turn lane with 200 feet of storage and a 100-foot taper;
 - (ii) An eastbound right-turn lane with a 200-foot taper must be provided;
 - (iii) The eastbound left-turn lane shall be lengthened to 200 feet of storage and a 200-foot taper;
 - (iv) The westbound left-turn lane shall be lengthened to 300 feet of storage and a 200-foot taper.

Prior to issuance of a CO for the CVS, the road improvements listed below shall be completed at the following intersections:

- b. At the right-in and right-out entrance to the development from Richmond Road (U.S Route 60):
 - (i) The existing entrance into the Candle Factory complex from Richmond Road will be relocated to 430 feet east of the Richmond Road Croaker Road intersection; and
 - (ii) A right-turn lane shall be provided, with 100-feet of storage and a 200-foot taper on eastbound Richmond Road shall be provided at this entrance.

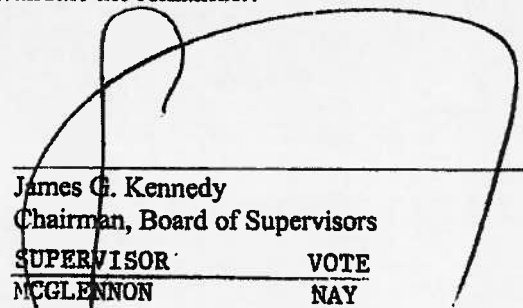
The applicant shall construct westbound dual left-turn lanes on Richmond Road and all associated Virginia Department of Transportation (VDOT) requirements (which includes a receiving lane) at the intersection with Croaker Road upon the request of the County or VDOT but no later than April 7, 2017. The applicant shall submit a traffic impact study to the County and VDOT within three years of the date of approval of this SUP to determine the construction timing of the dual left-turn lanes, unless a study is required by VDOT prior to that date. The submission of the traffic impact study may be delayed upon request and approval of the Director of Planning and VDOT. This request must demonstrate that the dual left-turn lanes are not warranted due to development timing.

- 14. **Shared Access Easement:** Prior to issuance of a CO for either the CVS or the Food Lion, the applicant shall demonstrate to the satisfaction of the County Attorney that shared access easements have been obtained and recorded, as applicable, allowing vehicular access to the Property. This includes the entrance being relocated 430 feet east of the intersection of Croaker Road (Route 607) and Richmond Road (U.S. Route 60), off Richmond Road, and the existing entrance located across from Croaker Road.
- 15. **Church Entrance Realignment:** Prior to the issuance of a CO for the Food Lion the entrance to the Crosswalk Community Church must be realigned with the proposed entrance to the Food Lion as shown on the Master Plan. The realignment must not prevent access to the church and should not pose any safety risk to visitors of the church.
- 16. **Bike Lane:** Prior to issuance of a CO for the CVS, a VDOT standard shoulder bike lane along the front of the Property adjacent to Richmond Road (U.S. Route 60) shall be provided. This bike lane shall be depicted in the site plan for the Property.
- 17. **Sidewalk:** Should the construction of the proposed CVS or Food Lion building start on the Property prior to construction of any building at adjacent parcels located at 7551 and 7567 Richmond Road, The Rebkee Company shall provide and construct along the length of the northwestern property line a portion of the eight-foot-wide concrete or asphalt shared use path referenced by the Master Plan titled "Master Plan for Rezoning of Candle Factory Property for Candle Development, LLC." Construction shall be hereby defined as obtaining permits for building construction and installation of footings and foundations.

18. **Shared Parking Agreement:** Prior to the issuance of a CO for the Food Lion, a shared parking agreement shall demonstrate to the satisfaction of the County Attorney that both the CVS and the Food Lion will have access to adequate parking. Proffer No. 6, from Case No. Z-0003-1997, requiring shared parking for Parcel No. 2321100001B on the Property must also be satisfied.
19. **Parking Analysis:** Prior to application for a site plan to expand the Food Lion building (the "Expansion"), a parking analysis shall be prepared and submitted to the Planning Director for review and approval. If after review of the parking analysis, the Planning Director determines that the expansion requires additional parking spaces beyond that which is already provided, the site plan for the Expansion must accommodate such additional parking spaces.
20. **LEED Certification:** The property owner shall achieve LEED (Leadership in Energy and Environmental Design) certification for the Food Lion, as set forth in the U.S. Green Building Councils (USGBC) Rating System for the LEED certification program. Alternatively, the property owner shall use "green building" techniques consistent with the USGBC or a similar organization's guidelines, as approved by the Director of Planning. Green building techniques may include recycling waste material from the demolition of the existing strip development, using Certified Wood from renewable sources for all new construction, recycling groundwater for irrigation of landscaping, and requiring the use of environmentally preferable cleaning products. Documentation of such practices shall be provided to the Director of Planning prior to receipt of final Certificate of Occupancy upon his request.
21. **Commencement of Use:** Use of the Property as described in this SUP shall commence within 36 months from the date of approval of this SUP or this permit shall be void. Use shall be defined as obtaining business license(s) for permitted uses, opening for business with regular business hours, and/or obtaining permits for building construction and installation of footings and foundations.
22. **Severance Clause:** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

ATTEST:


Doug Powell
Deputy Clerk to the Board



James G. Kennedy	
Chairman, Board of Supervisors	
<u>SUPERVISOR</u>	<u>VOTE</u>
MCGLENNON	NAY
GOODSON	AYF
ICENHOUR	NAY
JONES	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 25th day of May, 2010.

ITEM SUMMARY

DATE: 8/23/2017

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: C-0052-2017. S. Wallace Edwards and Sons, Inc.

ATTACHMENTS:

	Description	Type
▣	Memorandum	Staff Report
▣	Conceptual Plan	Exhibit
▣	Location Map	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/18/2017 - 10:58 AM
Development Review Committee	Holt, Paul	Approved	8/18/2017 - 11:00 AM
Publication Management	Burcham, Nan	Approved	8/18/2017 - 11:07 AM
Development Review Committee	Secretary, DRC	Approved	8/18/2017 - 11:08 AM

MEMORANDUM

DATE: August 23, 2017

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Conceptual Plan - C-0052-2017. S. Wallace Edwards and Sons, Inc.

The applicant, Mr. Samuel W. Edwards, has submitted a Conceptual Plan (Attachment No. 1) proposing the addition of a facility for the processing and packaging of food and food products on property located at 3601 La Grange Parkway, Toano, Virginia. Currently, there is an existing ±85,000-square-foot building on the property (ESG International/Tienda facility). The property is zoned PUD-C, Planned Unit Development Commercial and designated Mixed Use on the adopted 2035 Comprehensive Plan. The surrounding properties are zoned PUD-C with residential neighborhoods located further south (Weatherly at White Hall), east (Fenwick Hills) and west (Michelle Point).

The manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals, requires issuance of a Special Use Permit (SUP) in PUD-C zoning districts.

Prior to submitting an SUP the applicant has requested that this item be placed on the Development Review Committee (DRC) agenda in order to discuss the project and obtain input from the DRC members prior to consideration by the Planning Commission and Board of Supervisors. No action by the DRC is required.

JR/nb
CP-0052-17Edwrds-mem

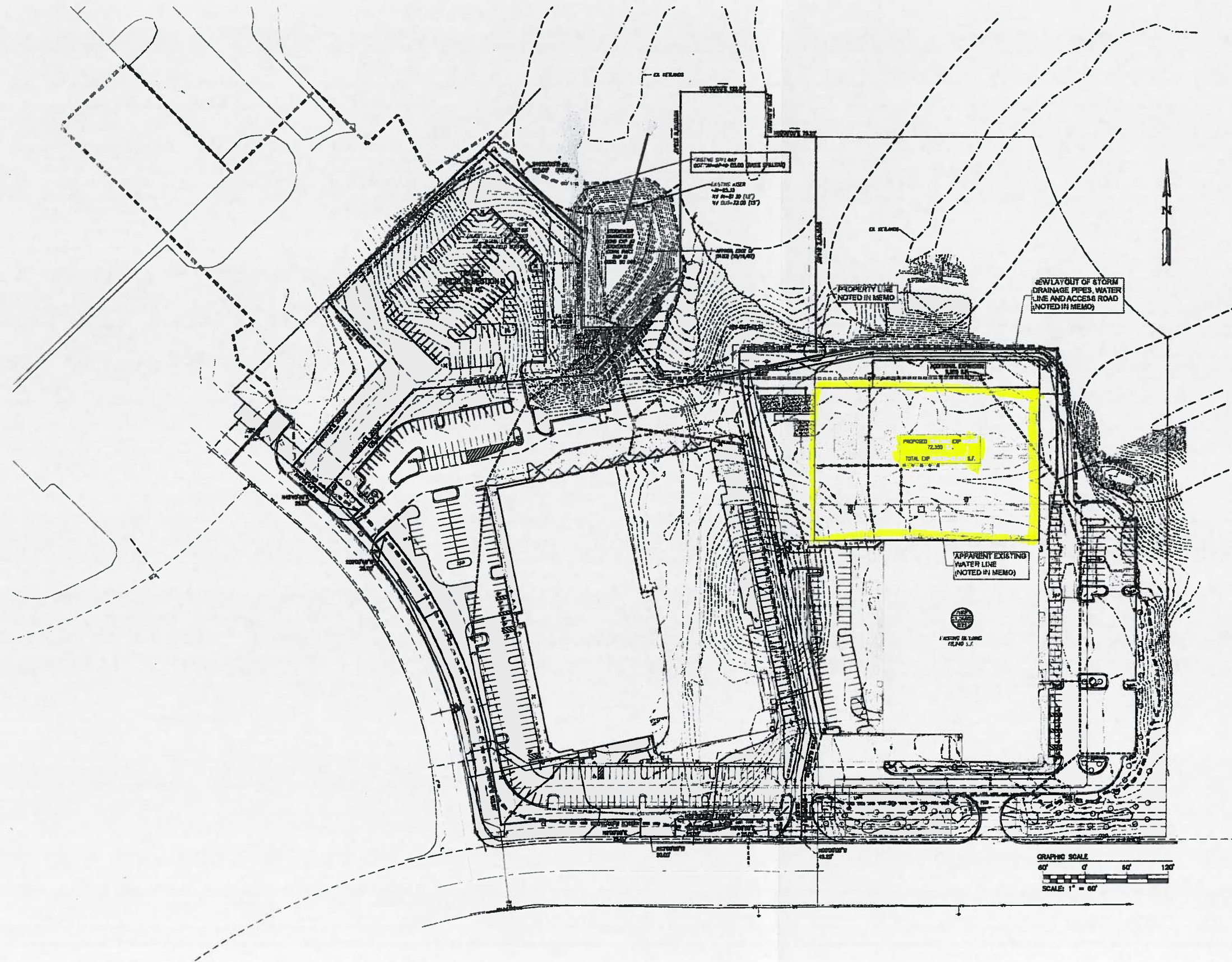
Attachments:

1. Conceptual Plan
2. Location Map

C-0052-2017

AUG 07 2017

RECEIVED



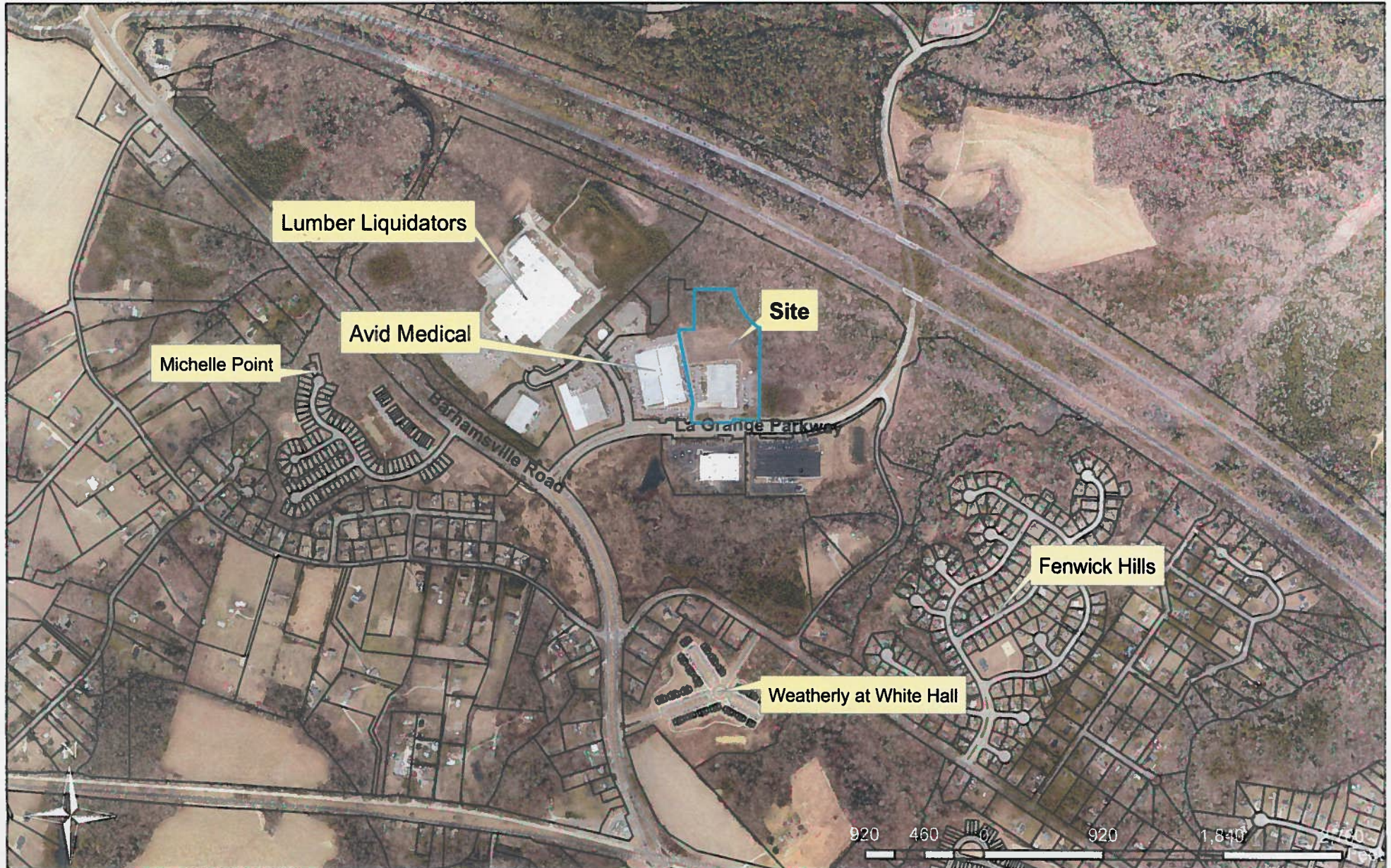
GRAPHIC SCALE

60' 0' 60' 120'

SCALE: 1" = 60'

JCC-C-0052-2017

S. Wallace Edwards and Sons, Inc



ITEM SUMMARY

DATE: 8/23/2017

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: SUP-0005/0006/0007/0008-2017. Lightfoot Marketplace Special Use Permit Amendment

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Proposed Master Plan	Exhibit
▣	Adopted Master Plan	Exhibit
▣	Community Impact Statement	Exhibit
▣	Elevations-Restaurant	Exhibit
▣	Elevations-Auto Service Station	Exhibit
▣	Elevations-Gas Station	Exhibit
▣	Design Guidelines	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/18/2017 - 10:57 AM
Development Review Committee	Holt, Paul	Approved	8/18/2017 - 11:04 AM
Publication Management	Burcham, Nan	Approved	8/18/2017 - 11:07 AM
Development Review Committee	Secretary, DRC	Approved	8/18/2017 - 11:07 AM

MEMORANDUM

DATE: August 23, 2017

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Case Nos. SUP-0005/0006/0007/0008-2017. Lightfoot Marketplace Special Use Permit Amendment

The applicant, Ms. Jennifer Harris of Armada Hoffer, has submitted an application to amend the Special Use Permit (SUP) and Master Plan for the Lightfoot Marketplace Shopping Center (SUP-0014-2013) located at 6401 Richmond Road. The property is zoned M-1, Limited Business/Industrial District, and is designated Mixed Use on the 2035 Comprehensive Plan Land Use Map. Since the Board of Supervisors approved the original SUP request for the shopping center in 2013, the area has been developed with the construction of four buildings including a grocery store (Harris Teeter), a Children's Hospital of the King's Daughters medical facility and two inline retail buildings. According to the adopted Master Plan (Attachment No. 2) there are two proposed structures along Richmond Road, labeled as building Nos. 4 and 6; a "restaurant" and a "pharmacy", respectively. These two buildings have not yet been constructed and the purpose of this SUP application is to change their land uses:

- Proposed land use of Building No. 4 changes from a "pharmacy" to a "fast food restaurant."
- Proposed land use of Building No. 6 changes from a "restaurant" to an "automotive service center (6a)," and
- Proposed addition of a "gas service station (6b)."

A fast food restaurant requires an SUP in M-1 Zoning Districts. Gasoline and automotive service stations are permitted land uses in M-1 Districts, but due to its potential impacts, they require issuance of a commercial SUP. Based on submittal documents to date, the applicant has indicated that the proposed changes in land uses will have a minor impact to the stormwater management system on the site and that traffic in both the AM and PM peak hours will be reduced (Attachment No. 3). The applicant has submitted architectural elevations for the proposed buildings (Attachment No. 4). Note that as part of the original SUP, binding design guidelines for this Center have been reviewed and approved (Attachment No. 5).

Prior to the public hearing with the full Planning Commission, the applicant has requested that this item be placed on the Development Review Committee (DRC) agenda in order to discuss the project and obtain input from the DRC members. No action by the DRC is required.

JR/nb
SUP05-06-07-08-17LMkplce-mem

Attachments:

1. Proposed Master Plan (1-page layout)
2. Adopted Master Plan (1-page layout)
3. Community Impact Statement (CIS)
4. Architectural Elevations
5. Binding Design Guidelines

Attachment No. 1

LEGEND

- PROPOSED PEDESTRIAN CIRCULATION
- EXISTING PEDESTRIAN CIRCULATION
- MIXED USE TRAIL
- VEHICULAR ACCESS
- COMMUNITY CHARACTER CORRIDOR BUFFERS

* AREA OF VDOT RIGHT OF WAY IMPROVEMENTS AS NOTED IN TRAFFIC STUDY AND CONDITIONED BY SPECIAL USE PERMIT.

NOTE:

- PROPERTY INFORMATION:
TAX MAP 2430100038
6401 RICHMOND ROAD
18.9 ACRES
ZONED M-1
- THE 50' COMMUNITY CHARACTER CORRIDOR BUFFERS SHALL BE PLANTED PER JAMES CITY COUNTY REQUIREMENTS DESCRIBED IN ARTICLE 2, DIVISION 4 OF THE ZONING ORDINANCE AND PER THE APPLICABLE PROVISIONS OUTLINED IN THE COMPREHENSIVE PLAN. ALL OTHER REQUIRED LANDSCAPE AREAS SHALL BE PLANTED PER THE PROVISIONS OF ARTICLE 2, DIVISION 4.
- A 15' CONSTRUCTION EASEMENT MAY BE REQUIRED ALONG THE COMMUNITY CHARACTER CORRIDOR BUFFER IF CURRENTLY VEGETATED.
- JAMES CITY COUNTY PARKING REQUIREMENT:
COMMERCIAL/OFFICE
(4 SPACES/1,000 SF) (102,828 SF) = 412 SPACES
MEDICAL/OFFICE
(1 SPACES/250 SF) (22,625 SF) = 91 SPACES
AUTOMOBILE SERVICE CENTER
(1 SPACE/200 SF) (1,674 SF) = 9 SPACES
GAS STATION
(1 SPACE/PERSON) (240 SF) = 1 SPACE
TOTAL REQUIRED 513 SPACES
PROPOSED MASTER PLAN PROPOSES 534 SPACES WITH 18 HANDICAPPED SPACES

SITE TABULATIONS:

EXISTING: (OLD OUTLET MALL SITE)	701,349 S.F. (±84.9%)
APPROX. EXISTING IMPERVIOUS AREA:	124,641 S.F. (±15.1%)
APPROX. EXISTING GREEN SPACE:	825,990 S.F. (100%)
TOTAL SITE:	
PROPOSED: (UNDER SUP-14-2013)	
APPROX. PROPOSED IMPERVIOUS AREA:	547,298 S.F. (±66.3%)
APPROX. PROPOSED GREEN SPACE:	278,692 S.F. (±33.7%)
TOTAL SITE:	825,990 S.F. (100%)

N/F
CHRISTOPHER TURNER
T.M.P. (24-3)(1-38C)
DOC. #050029703
ZONED A1
COMP. PLAN: MU

N/F
LIBERTY CROSSING
TOWNHOUSE ASSOCIATION
COMMON AREA P-2B
T.M.P. (24-3)(8-1E)
DOC. #100006037
ZONED MU
COMP. PLAN: MU

N/F
LIBERTY CROSSING
TOWNHOUSE ASSOCIATION
COMMON AREA P-1
T.M.P. (24-3)(8-1A)
DOC. #100006037
ZONED MU
COMP. PLAN: MU

N/F
ORSUNG ENTERPRISE, LLC
T.M.P. (24-3)(1-62)
DOC. #050024746
ZONED M1
COMP. PLAN: MU

N/F
MCDONALD'S CORPORATION
T.M.P. (24-3)(1-63)
D.B. 244, P.G. 498
ZONED M1
COMP. PLAN: MU

N/F
SUNTRUST BANK CORPORATE
REAL ESTATE
T.M.P. (24-3)(1-39)
ZONED M1
COMP. PLAN: MU

N/F
DAVID F. ALEXICK
T.M.P. (24-3)(2-1A)
DOC. #625 461
ZONED R8
COMP. PLAN: LOW
DENSITY RESIDENTIAL

N/F
THOMAS NELSON COMMUNITY COLLEGE
T.M.P. (32-1)(1-13)
DOC. #070031262
COMP. PLAN: FEDERAL, STATE, AND COUNTY LAND

DEVELOPMENT TABULATION			
BUILDING NUMBER	LAND USE DESIGNATION	PROPOSED USE	GFA NOT TO EXCEED
1	E	COMMERCIAL	59,885 SF*
2	E,G	COMMERCIAL/OFFICE	14,550 SF*
3	E,G	COMMERCIAL/OFFICE	19,393 SF*
4	E,G	COMMERCIAL/OFFICE	9,000 SF
5	E,G	COMMERCIAL/OFFICE	22,625 SF
6	E,G	COMMERCIAL/OFFICE	2,000 SF
6A	E	COMMERCIAL/AUTO SERVICE	1,674 SF
6B	E	COMMERCIAL/GAS STATION	240 SF
TOTAL			127,367 SF (MAX)

* AREAS OF CONSTRUCTED BUILDINGS (AFTER PREVIOUS MP SUBMITTAL).

Rev.	Date	Description
07/27/17		AMENDED MASTER PLAN FOR SPECIAL USE PERMIT

5248 Old Towne Road, Suite 110
Hampton Roads, VA 23666
Phone: (757) 253-0940
Fax: (757) 220-8994
www.aesva.com

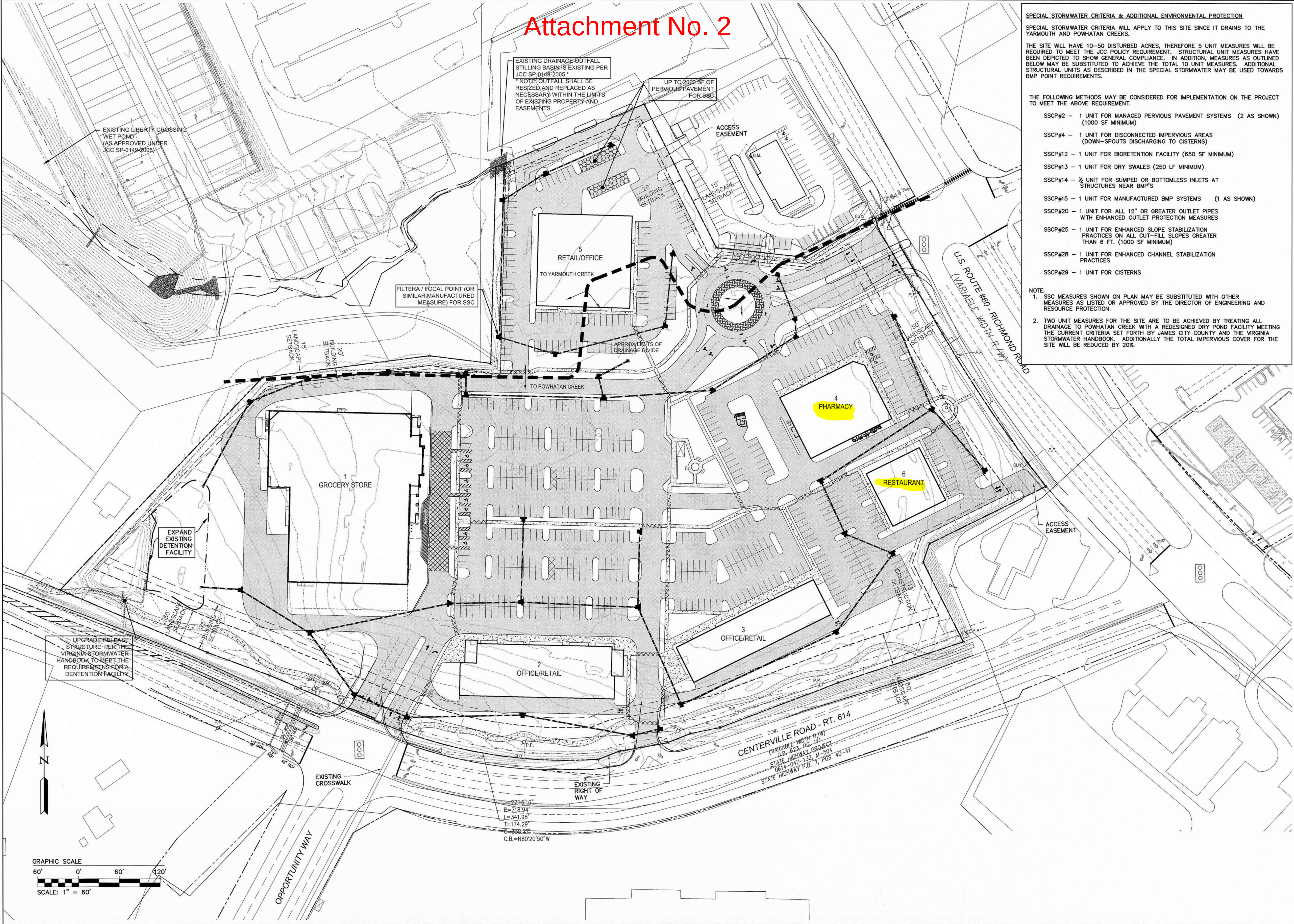
AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN AMENDMENT
LIGHTFOOT MARKETPLACE
FOR
SPECIAL USE PERMIT

Project Contacts: JAG
Project Number: W10234-01
Scale: 1"=60'
Date: 07/19/17
Sheet Title: BINDING MASTER PLAN

Attachment No. 2



SPECIAL STORMWATER CRITERIA & ADDITIONAL ENVIRONMENTAL PROTECTION

SPECIAL STORMWATER CRITERIA WILL APPLY TO THIS SITE SINCE IT DRAINS TO THE YARMOUTH AND POWHATAN CREEKS.

THE SITE WILL HAVE 10-50 DISTURBED ACRES, THEREFORE 5 UNIT MEASURES WILL BE REQUIRED TO MEET THE JCC POLICY REQUIREMENT. STRUCTURAL UNIT MEASURES HAVE BEEN DEPICTED TO SHOW GENERAL COMPLIANCE. IN ADDITION, MEASURES AS OUTLINED BELOW MAY BE SUBSTITUTED TO ACHIEVE THE TOTAL 10 UNIT MEASURES. ADDITIONAL STRUCTURAL UNITS AS DESCRIBED IN THE SPECIAL STORMWATER MAY BE USED TOWARDS BMP POINT REQUIREMENTS.

THE FOLLOWING METHODS MAY BE CONSIDERED FOR IMPLEMENTATION ON THE PROJECT TO MEET THE ABOVE REQUIREMENT.

SSCP#2 - 1 UNIT FOR MANAGED PERVIOUS PAVEMENT SYSTEMS (2 AS SHOWN) (1000 SF MINIMUM)

SSCP#4 - 1 UNIT FOR DISCONNECTED IMPERVIOUS AREAS (DOWN-SPOUTS DISCHARGING TO CISTERNS)

SSCP#12 - 1 UNIT FOR BIORETENTION FACILITY (650 SF MINIMUM)

SSCP#13 - 1 UNIT FOR DRY SWALES (250 LF MINIMUM)

SSCP#14 - 1/2 UNIT FOR SUMPED OR BOTTOMLESS INLETS AT STRUCTURES NEAR BMP'S

SSCP#15 - 1 UNIT FOR MANUFACTURED BMP SYSTEMS (1 AS SHOWN)

SSCP#20 - 1 UNIT FOR ALL 12" OR GREATER OUTLET PIPES WITH ENHANCED OUTLET PROTECTION MEASURES

SSCP#25 - 1 UNIT FOR ENHANCED SLOPE STABILIZATION PRACTICES ON ALL CUT-FILL SLOPES GREATER THAN 6 FT. (1000 SF MINIMUM)

SSCP#28 - 1 UNIT FOR ENHANCED CHANNEL STABILIZATION PRACTICES

SSCP#29 - 1 UNIT FOR CISTERNS

NOTE:

1. SSC MEASURES SHOWN ON PLAN MAY BE SUBSTITUTED WITH OTHER MEASURES AS LISTED OR APPROVED BY THE DIRECTOR OF ENGINEERING AND RESOURCE PROTECTION.

2. TWO UNIT MEASURES FOR THE SITE ARE TO BE ACHIEVED BY TREATING ALL DRAINAGE TO POWHATAN CREEK WITH A REDESIGNED DRY POND FACILITY MEETING THE CURRENT CRITERIA SET FORTH BY JAMES CITY COUNTY AND THE VIRGINIA STORMWATER HANDBOOK. ADDITIONALLY THE TOTAL IMPERVIOUS COVER FOR THE SITE WILL BE REDUCED BY 20%.

Rev.	Date	Description

5248 Old Town Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 253-0041
www.aesva.com

AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

LIGHTFOOT MARKETPLACE

SPECIAL USE PERMIT

STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: GAM/JSP
Project Number: W10234-01
Scale: 1"=60'
Date: 6/21/13

Sheet Title:
CONCEPTUAL STORMWATER MASTER PLAN

Sheet Number
4

Community Impact Statement
Special Use Permit
for
Lightfoot Marketplace



Prepared For
Lightfoot Marketplace Shopping Center, LLC
July 2017

AES Project Number: W10234-04

Prepared by:



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: 757-253-0040
Fax: 757-220-8994
www.aesva.com

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I. INTRODUCTION

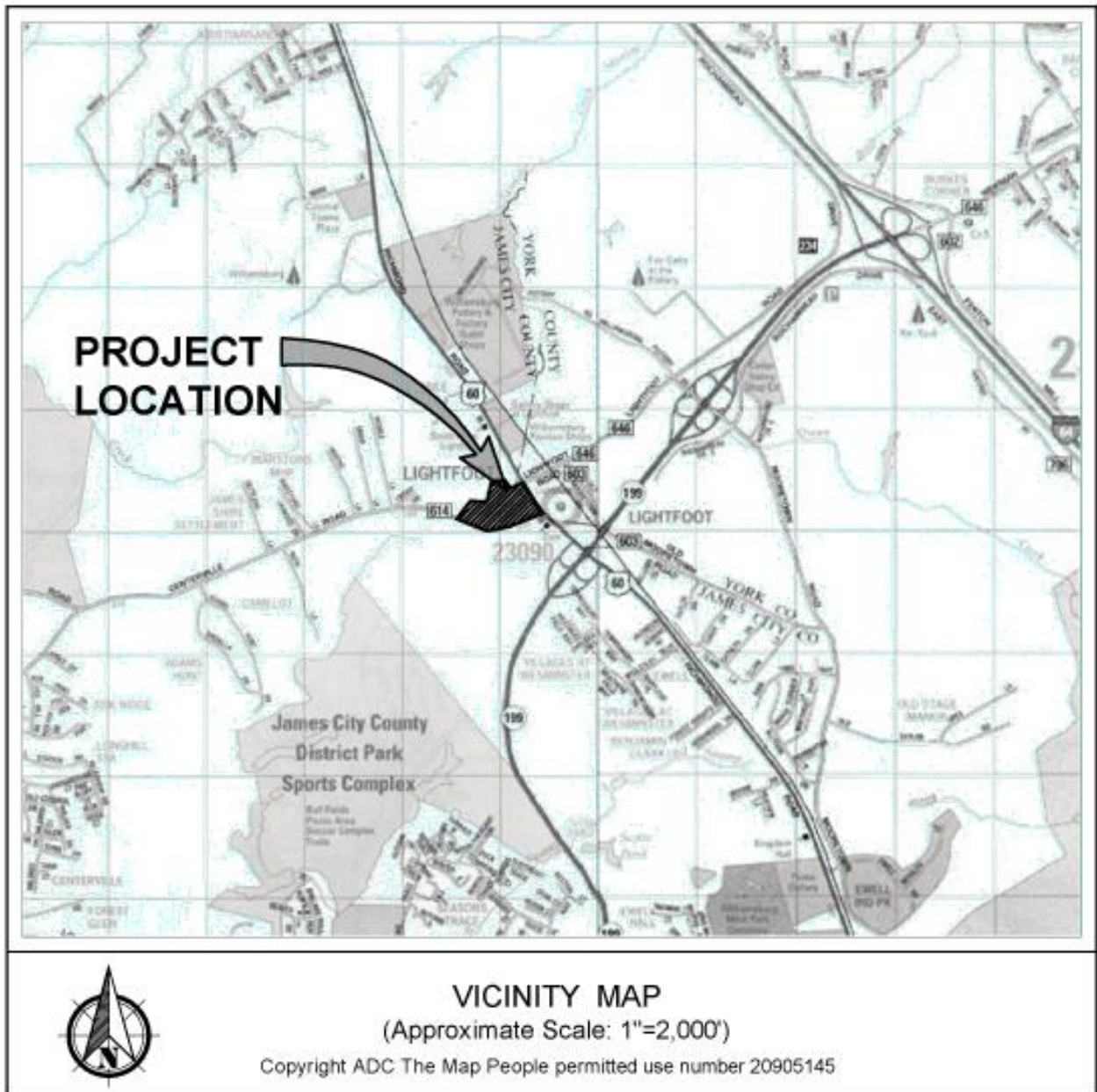
The purpose of this report is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, which addresses the pertinent planning issues affecting the property while describing the probable effects of the proposed modifications upon existing and recently approved public facilities and services, the environment, the surrounding community and the rest of James City County. This package is intended to modify the existing Special Use Permit (JCC SUP-0017-2013) to update the master plan, and add permitted uses under the JCC Zoning ordinance for Fast Food, Automotive Service and Gas Pumps.

II. THE PROJECT TEAM

The following organizations are involved in the planning and development of the 18.96± acre property.

- Developer: Lightfoot Marketplace Shopping Center, LLC
- Legal Counsel: Kaufman and Canoles – Williamsburg, VA
- Architecture: INNOVATE, Portsmouth, VA
CESO, Dayton, OH
- Land Planning: AES Consulting Engineers - Williamsburg, VA
- Engineering: AES Consulting Engineers – Williamsburg, VA
- Traffic Planner: Bryant B. Goodloe –Suffolk, VA

Exhibit 1 - Context Map (not to scale)



III. PLANNING CONSIDERATIONS AND PROJECT DESCRIPTION

Planning Considerations

The Lightfoot Marketplace site is zoned M-1, Limited Business/Industrial District. The specific intent of this district is to encourage limited business and industrial uses, prohibit residential development, permit compatible commercial and office uses, and establish minimum requirements to protect the health safety and welfare of the citizens of James City County. This project is proposing only uses that are currently permitted in the M-1 zone. These uses, including office, retail, a grocery store and a restaurant are compatible with surrounding land uses and zoning districts.

The Comprehensive Plan of James City County designates this area as Mixed Use and further identifies Richmond Road and Centerville Road as Community Character Corridors. Mixed Use Areas are centers within the Primary Service Area where more dense development, redevelopment and a broader spectrum of land uses are encouraged. Located at interstate interchanges and the intersections of main thoroughfares, mixed use areas are intended as locations for more intensive commercial, office, and limited industrial development. Lightfoot Marketplace fits this model and is a planned redevelopment (infill and commercial redevelopment is an important goal cited in the Comprehensive Plan) that will maximize the economic potential of this area. It is the intent of this plan to honor the 50' buffer requirements of Urban Community Character Corridors at Route 60 and Centerville Road and to treat the landscape as a more formal and ordered element of the plan while also using the buffers and additional landscaping to screen parking areas and to soften those building elevations fronting on these roads.

Project Description

The 18.96 acre site is currently occupied by Harris Teeter, a CHKD urgent care and two retail buildings. There are 2 undeveloped outparcels remaining on the site which have received interest from uses not currently approved under the original Special Use Permit approval. The following Community Impact Statement serves to update the possible impacts based upon these proposed changes.

The architectural treatment of the proposed uses is intended to follow the original design guidelines and preliminary elevations are provided (see Appendix) showing the proposed designs. Additionally the landscaping has been installed along Route 60 and

Centerville Road Community Character Corridors which should buffer the uses from the adjoining roadways. Particular emphasis has been placed on views into the site from these adjacent corridors. The buildings are organized along an internal drive with the largest parking field in the middle of the site. The parking field has been designed to eliminate the impression of one large uninterrupted field with the inclusion of significant internal landscape areas serving to break the lot into smaller areas. The landscape treatment for parking areas, the buildings, buffers and landscape yards will meet or exceed the requirements of the James City County Zoning Ordinance.

IV. ANALYSIS OF EXISTING PUBLIC FACILITIES AND SERVICES

A. PUBLIC WATER FACILITIES

The property is located within the Primary Service Area (PSA) of James City County and the James City Service Authority (JCSA), where public water and sanitary sewer services are available, and the use of these public facilities is required. Public water service is currently provided to the site through a JCSA 16-inch water main located along Richmond Road and a master meter. The existing water system servicing the site are privately maintained by the developer and will be sub-metered and managed by the developer. There are no anticipated changes to the JCSA water system with this project and the flows for the proposed uses will be below those original anticipated in the SUP- 0017-2013 application.

TABLE 1 - PROJECTED WATER USAGE

Type of Use	Design Units	Flow (GPD/Unit)	Total Flow (GPD)	Duration (hrs)	Avg Flow (GPM)	Peak Flow (GPM)
Existing Shopping Center	230,422 SF	0.2	46,084	12	64.01	192.02
Shopping Center	34,943 SF	0.2	6,989	12	9.71	38.83
Service Station	2,000 SF	0.4	800	16	0.83	3.33
Grocery	63,000 SF	0.2	12,600	12	17.50	70.00
Restaurant	60 seats	60	12,000	16	12.50	50.00
Total			32,389		40.54	162.16

B. PUBLIC SEWER FACILITIES

As stated above, the property is located within the Primary Service Area (PSA) of James City County and the James City Service Authority (JCSA), where public water and sanitary sewer services are available, and the use of these public facilities is required. Public sewer service is currently provided to the site via a JCSA force main located along Cetnerville Road. The existing sewer system servicing the site is privately maintained and drains to a private pump station before discharging to the JCSA system. There are no anticipated changes to the JCSA water system with this project and the flows for the proposed uses will be below those original anticipated in the SUP- 0017-2013 application.

TABLE 2 – EXISTING/PROJECTED WASTEWATER FLOWS

Type of Use	Design Units	Flow (GPD/Unit)	Total Flow (GPD)	Duration (hrs)	Avg Flow (GPM)	Peak Flow (GPM)
Existing Shopping Center	230,422 SF	0.2	46,084	12	64.01	192.02
Shopping Center	44,500 SF	0.2	8,900	12	12.36	37.08
Service Station	2,000 SF	0.2	400	16	0.42	1.25
Grocery	63,000 SF	0.2	12,600	12	17.50	52.50
Restaurant	60 seats	60	12,000	16	12.50	37.50
Total			33,900		42.78	128.33

C. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES (EMS)

There are currently five fire stations providing fire protection and Emergency Medical Services (EMS) to James City County. The closest fire station to the subject site is Station #4 on Olde Towne Road at the intersection of Old Forge Road and Route 60, approximately 2.6 miles southeast of this project. The next closest fire station to the subject site is Station #1 located at the intersection of Old Forge Road and Route 60, approximately 6 miles to the northwest of this project. These two fire stations, and the emergency medical staff available at these stations, will provide a more than adequate response to potential emergencies. In addition, through cooperative agreements between Williamsburg, James City County, and York County, other stations may also be utilized for larger emergencies at the site. The #5 Lightfoot Skimino Station is located 3.4 miles to the east on Lightfoot Road. **(No change from previous application)**

D. SOLID WASTE

The property will generate solid waste that will require collection and disposal to ensure a safe and healthful environment. Collection of solid waste will be by private contract with reputable haulers acting in accordance with local health standards. This waste will be transported to the James City County Solid Waste transfer station. This project will encourage recycling through the provision of recycling dumpsters which will also be regularly serviced. **(No change from previous application)**

E. UTILITY SERVICE PROVIDERS

Virginia Natural Gas (VNG), Dominion Virginia Power, Cox Communications and Verizon Communications provide, respectively, natural gas, electricity, and communication services to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified. **(No change from previous application)**

V. ANALYSIS OF STORMWATER MANAGEMENT

Please refer to sheet 5 of the Special Use Permit Plans, Master Stormwater Management Plan. This master plan was created and implemented to handle all the proposed stormwater for the development. The change in proposed uses will not result in changes to the proposed stormwater management features and the improvements listed on the plan have been fully implemented. This plan as indicated in the original application set out with a goal to adhere to local and state stormwater requirements and implement additional measures of stormwater control to improve the water quality in the downstream watershed of the Powhatan and Yarmouth Creeks (The project is situated within the Powhatan Creek and Yarmouth Creek Watershed of the James River. The property predominately drains to the Powhatan Creek, subwatershed 205. A small portion north of the property drains to the Yarmouth Creek subwatershed 105.)

VI. ENVIRONMENTAL AND CULTURAL INVENTORY

The original Environmental and Cultural Inventories were completed and are not impacted by the proposed master plan and/or use changes proposed

Summary of Existing Conditions

A. TOPOGRAPHY

The site is relatively flat with elevations ranging from 123 above mean sea level at the Route 60 entrance road (Lightfoot Road extended) to a low of 102 at the southwest corner of the site adjacent to Centerville Road. Sheet 2 of the Master Plan illustrates the location of a few steep slopes at the site perimeter.

B. SOILS

The Soil Survey of James City County, Virginia (USDA 1985) maps a few different soil types on this site prior to development. For the purposes of analyzing this application the existing soil classification should be considered Urban (#37).

C. SURFACE WATER

This site is within Subwatershed 205 of the Powhatan Creek Watershed and Subwatershed 105 of the Yarmouth Creek Watershed. There is one detention facility at the southwest corner of the site located along Centerville Road and low impact design stormwater management features surrounding the CHKD office building.

D. WETLANDS and FLOODPLAINS

According to Flood Insurance Rate Map (FIRM) 51095C0110C, for James City County, Virginia, there are no floodplains or associated wetlands located on this site.

E. VEGETATION

There is no significant vegetation on the site apart from a few mature trees within perimeter buffers.

F. CULTURAL RESOURCES

The site (per An Archaeological Assessment of James City County, Virginia) is not located in an area considered to be highly sensitive or have a high archaeological site potential. The site does fall within areas designated as moderately sensitive, however, due to extensive “landscaping for development” including extensive grading and earthmoving this site is likely compromised.

VII. TRAFFIC

The work associated with the approved traffic study has been complete, which includes improvements to the Richmond/Lightfoot Road Intersection and the Centerville Road/Opportunity Way Intersection. This approved study was based on the anticipated uses shown on the original master plan, which we are now proposing to alter. The proposed uses include a 5 pump gas station, 2 bay quick service station, and a quick service restaurant with drive thru. Compared to the original master plan, the proposed use changes constitute a reduction in both AM peak traffic (-34 trips) and PM peak traffic (-119 trips) (See table 3).

TABLE 3 – TRAFFIC CHANGES

Description	ITE Code	Amount	Unit	Weekday 24 Hr. vol	AM Peak		PM Peak	
					Enter vol	Exit vol	Enter vol	Exit vol
Proposed Development								
Shopping Center	820	49,634	s.f.	4,307	62	40	195	203
Supermarket	850	58,000	s.f.	5,930	127	81	311	286
Service Station	941	2	Bays	80	4	4	6	4
Gas	944	5	Pumps	842.95	32	32	40	40
Fast Food with Drive Thru	934	60	Seats	1,171	48	42	49	49
Total				12,331	273	199	601	582
Pass-by Traffic		25%		3083	68	50	150	146
New Trips				9,248	205	149	451	437
Approved Development								
Shopping Center	820	49,634	s.f.	4,307	62	40	195	203
Supermarket	850	58,000	s.f.	5,930	127	81	311	286
Pharmacy w/Drive-thru	881	15,000	s.f.	1,322	23	17	78	78
Restaurant - sit-down	932	13,488	s.f.	1,715	81	75	89	62
Total		136,122	s.f.	13,274	293	213	673	629
Pass-by Traffic		25%		3319	73	53	168	157
Existing Trips				9,956	220	160	505	472
Net Difference in Total Trips				-943	-20	-14	-72	-47

VIII. CONCLUSION

In summary, we believe that this proposed change to the Special Use Permit is complimentary to surrounding land uses and zoning and in conformance with the current James City County Comprehensive Plan. Developing this site under the current M-1 zoning guided by a master plan will lead to the types of commercial services that are called for in the Comprehensive Plan and will complement the surrounding land uses. This proposed development will provide particular benefits to the community as well. These benefits will include:

- Specific architectural treatment to compliment the surrounding area.
- Multiple access points to alleviate traffic impacts, with further improvement to projected traffic.
- Sidewalks providing pedestrian connectivity throughout the site adding to the pedestrian corridor along Richmond Road and establishing a mixed use path along a portion of the Centerville Road frontage.
- Significant landscaping shall be provided to supplement existing trees and shrubs in a coherent, readily discernible theme and enhance the pedestrian experience within the development.
- Significant reduction in the overall impervious surfaces on the site.
- Easily accessible services that will benefit the surrounding community and promote development of business with a positive fiscal impact for the County.
- Improvement of the overall appearance of the County's urban and suburban environment.
- Maintenance of Community Character by providing a compact commercial center that reduces its visual presence and scale through the thoughtful use of landscaping, architecture and site design.
- The employment of sustainable initiatives in site and building design.

Attachment 4



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia



LIGHTFOOT MARKETPLACE RETAIL BUILDING

Williamsburg, Virginia

EXTERIOR FINISHES	
EXTERIOR INSULATED FINISH SYSTEM :	DRYVIT (SANDPEBBLE FINE) COLOR: EIFS 1 = #113 AMARILLO WHITE
BRICK WAINSCOT: (GRADE TO PRECAST SILL)	BELDEN - "MODULAR MIDLAND BLEND A"
MORTAR:	BRIXMENT - "B-133 LIGHT BUFF"
MASONRY SEALER:	ALL BRICK/STONE SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 5000 / HYLAR METAL 5000 FLUOROCARBON STEEL CHAMPAGNE METALLIC
ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM:	MASTIC HOME EXTERIORS BY PLY GEM - DESERT SAND
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING.
DUMPSTER WALLS:	MATCH BUILDING
H.M. DOORS & FRAMES:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
BOLLARDS/GUARD POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE "VALVOLINE RED"
DUMPSTER ENCLOSURE GATE AND POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF SHERWIN WILLIAMS 7515 "HOMESTEAD BROWN". SEMI-GLOSS DTM ACRYLIC B66-200.
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".



1 LEFT ELEVATION
BRICK / EIFS



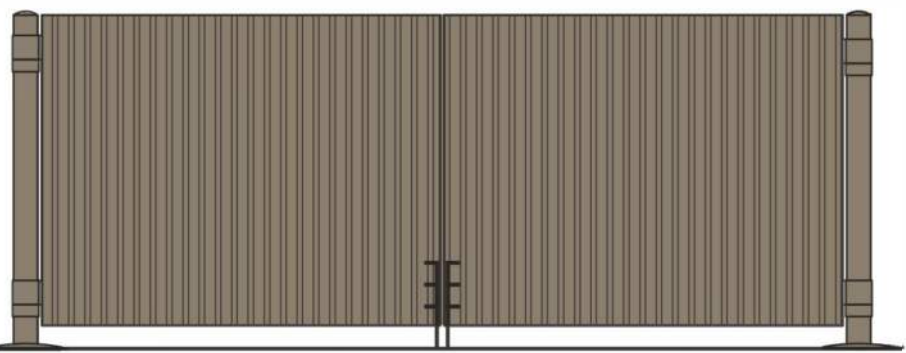
2 RIGHT ELEVATION
BRICK / EIFS



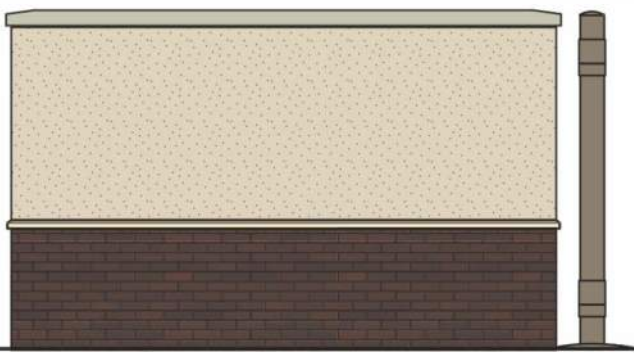
3 FRONT ELEVATION
BRICK / EIFS



4 REAR ELEVATION
BRICK / EIFS



5 DUMPSTER FRONT ELEVATION
BRICK / EIFS



6 DUMPSTER SIDE ELEVATION
BRICK / EIFS



CESO
WWW.CESOINC.COM

8534 YANKEE ST., SUITE 2B, DAYTON, OH 45459
PHONE: (937) 435-8584 FAX: (937) 435-3307

Date

Revisions/Submissions

No.



VALVOLINE INSTANT OIL CHANGE
TWO BAY RIGHT HAND EXTENDED TOWER
PROTOTYPE DESIGN

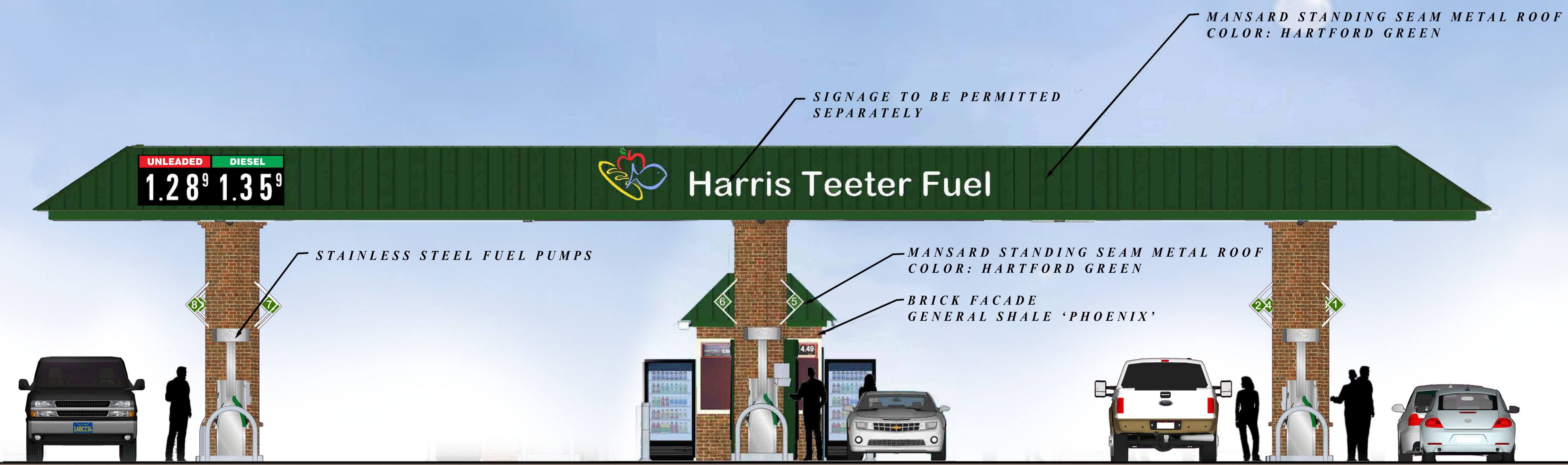
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Project No. 753737.01
Scale AS NOTED
Drawn CESO
Checked BWH
Date 07.20.17

Drawing Title

EXTERIOR
ELEVATIONS

Drawing No.



West Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"

LIGHTFOOT MARKETPLACE ARCHITECTURAL GUIDELINES

1. **DESIGN INTENT:** The architectural character of Lightfoot Marketplace blends the architectural heritage of central/eastern Virginia with a modern aesthetic, resulting in a contemporary market theme. The architecture combines historic materials and forms with twenty-first century materials and building systems. It also creates a rhythm of solid piers interspersed with the transparency of large glazed openings.
2. **DESIGN CONTEXT:** The architecture of Lightfoot Marketplace relates to the character of the adjacent Thomas Nelson Community College Historic Triangle campus and the Warhill High School campus. Although a much different aesthetic on public and institutional facilities, these buildings combine traditional materials such as masonry and precast concrete with contemporary materials such as prefinished metals and simulated stucco. The materials are layered and applied in a modern way on traditional forms, much like the intent of Lightfoot Marketplace.
3. **EXAMPLE BUILDING IMAGES:** The Conceptual Design images prepared by *Bonstra Haresign Architects*, dated November 8, 2013 shall be referenced as appropriate images for Lightfoot Marketplace. While the final buildings need not replicate these Conceptual Design images, they shall be similar in character, massing and architectural language.
4. **BUILDING HEIGHT:** One story buildings shall have a minimum height of 20 feet from grade to top of parapet or roof eave.
5. **TOWER AND ROOF ELEMENTS:** Each building shall be accentuated with a minimum of one tower element that projects above the main roof parapet or eave line. These towers shall be composed of glass, prefinished metal, and other materials that support a light, transparent motif.
6. **FENESTRATION AND ARTICULATION:**
 - a. **Glazing** shall comprise a minimum of 60% of the front and entrance façades. Alternatively, a portion of the front façade may be articulated with masonry piers and infill of cast stone, simulated stucco, glazing or a combination thereof. *Reference Bonstra Haresign Conceptual Design images for acceptable examples of this treatment.*
 - b. **Glazing** shall comprise a minimum of 60% of the front facades for Building 4 and Building 6 as shown on the Master Plan. For the purposes of this requirement, the side of these buildings facing Richmond Road shall be considered the front façade.

- c. **Blank lengths of walls** exceeding 40 linear feet shall not be permitted. Side and rear walls shall be articulated with piers, openings and/or changes in materials, texture and color.
- d. **All sides of a building**, when exposed to view, shall express consistent architectural detail and character and usage of materials. Exceptions to this requirement may be made for walls that are effectively blocked from public view by existing landscaping and/or placement of building on the site (i.e. north façade of Building #1/Grocery).

7. WALLS:

- a. **Primary wall materials** shall include brick, cast stone, precast concrete, tile, stone, prefinished metal siding and simulated stucco.
- b. **The base of all walls** (other than full height glazed walls) shall be brick, cast stone, precast concrete, tile or stone. Prefinished metal siding and simulated stucco shall only be used on walls more than 2 feet above grade. Darker, contrasting colors on wall base materials are encouraged.
- c. **Parapet walls** shall be a contrasting material (i.e. prefinished metal) or contrasting color (i.e. light brick) to create a clear parapet top to the wall façade that recedes from the wall below.
- d. **Secondary wall and trim materials** shall include smooth-face, ground-face or split-face concrete masonry units (for column bases and pier bases); closed cell PVC and other approved simulated materials for trim, caps and cornices.
- e. **Cementitious panels** (Hardipanel or equal) may be used in lieu of other approved materials, if only smooth-face panels are used, and they are detailed with prefinished metal reveals and channels to provide further articulation of wall surfaces.
- f. **Wood siding** weatherboards, shiplap siding and other historic siding shapes are not allowed.

8. ROOFING:

- a. **The primary architectural massing** of Lightfoot Marketplace is low-slope roofs behind parapets. Occasional use of single sloped (shed) roof elements, curved roof elements and double sloped (gable) roof elements is allowed and encouraged to break up roof lines on large buildings.
- b. **Low slope roofing** shall be membrane or modified bitumen, in white or off-white color for reflectivity.
- c. **Shed, curved and gable roofing** shall be prefinished metal or architectural fiberglass/asphalt shingles with a minimum 30 year warranty.

9. WINDOWS AND DOORS:

- a. **Window frames** shall be anodized or prefinished aluminum, or clad in aluminum or vinyl.

- b. **Window openings** shall be modern and simple in detailing, with larger openings where possible. Historically influenced small openings and “divided lights” shall not be permitted.
- c. **Reflective glass** shall not be permitted. Glazing shall allow visibility into the building interior.
- d. **Entry doors** shall be full glass, with narrow stiles and rails. Doors shall be anodized or prefinished aluminum, or clad in aluminum or vinyl. Doors and door frames shall match color of window frames.
- e. **Utility doors** shall be smooth flush doors, steel or aluminum, in color to match adjacent wall materials.

10. AWNINGS AND LIGHT SHELVES:

- a. **Awnings and light shelves** are encouraged on window openings, in order to provide variety to the building elevations, shade lower windows and reflect some natural light into high bay spaces on the building interior.
- b. **Placement height** for awnings and light shelves shall be constant on the building, between 8 feet and 14 feet above grade.
- c. **Projection** for awnings and light shelves shall be between 3 feet and 5 feet.
- d. **Design** for awnings shall be a simple pitched form, without ornamentation, scallops, vertical fascia or other decorative detailing.
- e. **Light shelves** shall be prefinished metal, with clean, modern detailing. Cable supports are allowed.

11. SCREENING:

- a. **Trash and recycling areas** shall be screened from public view with architectural screening.
- b. **Screening materials** shall be masonry, closed cell PVC, prefinished metal or cementitious panels, in detail and colors to blend with adjacent building materials.