

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
February 21, 2018
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. October 18, 2017 Meeting Minutes
2. January 24, 2018 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. SP-0003-2018. Chickahominy Riverfront Park Dumpster Pad and Fence
2. SP-0129-2017. Williamsburg Honda Parking Lot Expansion

F. ADJOURNMENT

ITEM SUMMARY

DATE: 2/21/2018

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: October 18, 2017 Meeting Minutes

ATTACHMENTS:

	Description	Type
	October 18, 2017 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/15/2018 - 2:54 PM
Development Review Committee	Holt, Paul	Approved	2/15/2018 - 3:02 PM
Publication Management	Burcham, Nan	Approved	2/15/2018 - 3:04 PM
Development Review Committee	Holt, Paul	Approved	2/15/2018 - 3:05 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
October 18, 2017
4:00 PM

A. CALL TO ORDER

Mr. Danny Schmidt called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Danny Schmidt, Chair

Tim O'Connor

John Wright

Absent:

Rich Krapf

Staff:

Ellen Cook, Principal Planner

Lauren White, Planner

Tori Haynes, Community Development Assistant

C. MINUTES

1. August 23, 2017 Meeting Minutes

Mr. John Wright made a motion to approve the August 23, 2017, meeting minutes.

The minutes were approved 2-0-1, with Mr. Schmidt abstaining as he was not present at that meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0072-2017, Oakland Farm

Ms. Lauren White stated that Mr. Arch Marston, of AES Consulting Engineers, has submitted a Conceptual Plan proposing the construction of 126 affordable apartments on a parcel located at 7581 Richmond Road. The development would consist of five 3-story apartment buildings and a clubhouse. The applicant intends to apply for a rezoning from A-1, General Agriculture to R-5, Multi-Family Residential. The property is currently designated Moderate Density Residential on the Comprehensive Plan, and appropriate primary uses include multi-family unit apartments, recreation areas, manufactured home parks and subdivisions in accordance with certain location standards. Prior to submitting a rezoning application, the

applicant requested that this item come before the Development Review Committee (DRC) for discussion and general feedback. Ms. White welcomed any questions and stated the applicant was also present.

Mr. Wright asked if the parcel is located within the Primary Service Area (PSA).

Ms. White confirmed that it is.

Mr. Schmidt asked about the proximity to the PSA line.

Mr. Marston stated the PSA line extends to the rear of the nearby Oakland subdivision. He also clarified that he is the property owner, consultant and applicant, but not the developer.

Mr. Wright asked if there are any other options for access to the property besides Richmond Road.

Mr. Marston stated that an entrance from Oakland Drive would require permission from the adjacent property owner. On the other side of the property there is extensive RPA.

Mr. Tim O'Connor asked about traffic impacts. He expressed concern that the entrance and exit into the development would be right-turn only, requiring westbound drivers to make a U-turn on Richmond Road.

Mr. Marston stated there is a traffic study underway.

Mr. Schmidt asked the applicant to give an overall presentation of the development.

Mr. Marston presented conceptual drawings showing five 3-story buildings on 14½ acres. He stated there would be two building types: one would be fully enclosed with elevators so that all units are ADA-accessible, and the other would be a more traditional walk-up building with exterior staircases where the first floor would be ADA-accessible. He stated the project would use a tax credit program for affordable housing and that the developer would provide more information on the rent prices and building design. Mr. Marston stated the development would also include a clubhouse, gym, playground, dog walking area, picnic pavilion and trail system. He further stated the proposal would be a good fit with the land use designation. Mr. Marston introduced Mr. Kevin Connelly, of Connelly Development, stating that Mr. Connelly built, developed and owns 5,000 units which are managed by a separate property management company.

Mr. Connelly presented architectural elevations and described the proposed exterior materials, which were catered to the local aesthetic. He stated there would be about 80% brick and 20% cement board siding, and that all units would meet EarthCraft standards. He further described the ADA-accessibility, stating that around 67% of the units would have universal design.

Mr. Marston stated there would be no vinyl siding.

Mr. Wright asked how many bedrooms each unit would have.

Mr. Connelly replied there would be 2- and 3-bedroom units.

Mr. Schmidt asked Mr. Marston about the age of the existing buildings.

Mr. Marston stated most of the existing buildings date to the 1960's and 70's.

Mr. Connelly presented photos of similar units he has constructed and noted the proposed buildings would be similar.

Mr. Schmidt asked if there would be meeting space for residents.

Mr. Connelly confirmed that there would be. He stated another feature is that there will be a camera system for the security of residents and that he maintains a zero tolerance policy for crime through a clause in the lease.

Mr. Marston stated the 150 foot Community Character Corridor (CCC) would hide the development from Route 60.

Mr. Schmidt asked if the vegetation in the CCC is mostly deciduous.

Mr. Marston confirmed that it is. He stated there is also a row of evergreens along the side closest to Oakland Drive.

Mr. Connelly stated there is a tremendous amount of greenspace and recreation space on the property for tenants to use.

Mr. Wright asked if the development includes any commercial units.

Mr. Marston replied that it does not.

Mr. Schmidt asked who maintains the playground equipment.

Mr. Connelly replied the management company has a maintenance budget to maintain the grounds. He then presented photos of other developments he has built.

Mr. Wright asked if a tenant could store boats or trailers in the parking lot. He also asked who the typical clientele for these units would be.

Mr. Connelly stated they would have to find off-site storage for large vehicles or boats.

Mr. James Norman, of Connelly Development, stated the typical residents are college graduates, teachers and police officers. He stated the units are a good stepping stone for those who qualify for the income limits.

Mr. O'Connor asked about the rent prices.

Mr. Connelly stated the rent prices will cater to people earning 40%, 50% and 60% of the area median income (AMI). There will also be utility allowances for life-essential utilities such as water, sewer and power totaling \$161 per month for a 2-bedroom unit and \$195 per month for a 3-bedroom unit. The approximate net rent prices after utility allowances would be:

- 40% AMI: 2-bedroom \$656, 3-bedroom \$755
- 50% AMI: 2-bedroom \$821, 3-bedroom \$945
- 60% AMI: 2-bedroom \$981, 3-bedroom \$1,135

Mr. O'Connor asked if there would be pedestrian connectivity to the nearby Food Lion and CVS. He expressed concern about the safety of tenants and young families walking along Richmond Road or otherwise creating unofficial trails to the shopping center.

Mr. Marston stated that sidewalks had not been yet been established and acknowledged that he had recently received staff comments for sidewalk requirements per the Pedestrian

Accommodation Master Plan. He stated there could be safety issues along the Route 60 corridor, so a soft trail system going east through the adjacent church property may be an option.

Mr. Schmidt asked about the speed limit on Route 60.

Mr. Marston replied 45 mph.

Mr. Wright asked about bike accommodations.

Mr. Marston said staff had also provided comments for a bike lane per the Regional Bikeways Plan.

Mr. Schmidt expressed concern that there is little shoulder on that section of Route 60. He asked if that portion is outside of the RPA.

Mr. Marston stated it is in the RPA.

Mr. Wright asked about restrictions for constructing trails or sidewalks in the RPA.

Mr. Marston stated a soft trail could be possible, or harder surfaces if an exception is granted by the Chesapeake Bay Board.

Mr. O'Connor asked what kind of exterior lighting would be used.

Mr. Howard Price, of AES, stated that full cut-off fixtures are required.

Mr. Wright asked if there would be a central mailbox location.

Mr. Connelly confirmed.

Mr. Wright asked if a property manager is on-site at all times.

Mr. Connelly confirmed.

Mr. Schmidt asked about the number of parking spaces.

Mr. Marston stated 278 spaces are required and 294 are proposed.

Mr. Schmidt asked about reducing the number of parking to provide more of a buffer between the recreation areas and the parking lot. He asked Mr. Connelly if parking had ever been an issue at his developments.

Mr. Connelly replied that parking has not been an issue, and he would look into reducing the parking.

Mr. Wright asked if subletting is allowed.

Mr. Connelly stated the tax program he uses does not allow subletting.

Mr. O'Connor asked what the AMI is.

Ms. White replied approximately \$78,000.

Mr. O'Connor expressed concern about the traffic on Route 60 and turning to get into the

development.

Mr. Marston stated that VDOT will likely suggest additional turn lanes.

Mr. Wright asked what type of Best Management Practice (BMP) would be installed.

Mr. Price stated the BMP has not been designed yet, but it will be a Level 2 BMP that will serve as a regional facility for the proposed apartments and Candle Factory, as well as roughly 95 additional acres upstream. He stated he had already met with Stormwater and Resource Protection staff to discuss the proposed BMP.

Mr. Schmidt asked about the depth of the pond.

Mr. Marston replied 10 to 12 feet, although some areas are much shallower.

Mr. Wright asked if fencing around the BMP would be required.

Mr. Price stated there is a slight enough slope that works as a safety measure. He further stated that he has already spoken with James City Service Authority staff about sewer connections. He also acknowledged concerns from Parks and Recreation about meeting recreational requirements, including a pool or hard-surface court, which are not currently on the plans. He stated they will be pursuing an exception to the hard-surface court requirement.

Mr. Marston stated the picnic pavilion, playground, and dog park is typical for this type of product.

Mr. Wright asked if the dog park would be fenced.

Mr. Marston confirmed.

Mr. Connelly asked about the specific requirements regarding sidewalks.

Ms. White stated Section 24-35 requires pedestrian accommodations along the entrance road as well as Richmond Road as shown on the Pedestrian Accommodation Master Plan.

Mr. Marston reiterated that they had also been asked to provide a bike lane. He stated it would not connect to anything yet, but he understood it is part of the Bikeways Plan and the lanes have to start somewhere. He asked Ms. White what type of path the Bikeways Plan called for, such as a widened shoulder versus a separate paved path.

Ms. White said the plan does not specify the type of path.

Mr. O'Connor asked if the turn lane into Candle Factory has a sidewalk.

Mr. Marston stated there is a sidewalk on the eastern side, but not from the western side closest to Oakland Pointe. He stated he understood connectivity is needed, but does not know the best solution yet.

Mr. Schmidt stated he preferred a paved path, but an earthen path could be an acceptable alternative.

Mr. Connelly asked for more specificity for pedestrian accommodations, including environmental and architectural requirements.

Mr. O'Connor asked what the property would be rezoned to.

Ms. White replied R-5.

Mr. Wright asked for its Comprehensive Plan designation.

Ms. White replied Moderate Density Residential.

Mr. Marston stated he would be applying for a height waiver of approximately five to six feet so that building height can be 40 feet above grade.

Mr. O'Connor asked if a fiscal impact analysis would be completed.

Mr. Marston said there would be.

Mr. Schmidt asked when Mr. Marston expected to go to the Planning Commission.

Mr. Marston stated the earliest would be December, but most likely January. He thanked the Committee for their time.

F. ADJOURNMENT

Mr. Wright motioned to adjourn.

Mr. Schmidt adjourned the meeting at 5:27 p.m.

Mr. Danny Schmidt, Chair

Mr. Paul Holt, Planning Director

ITEM SUMMARY

DATE: 2/21/2018

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: January 24, 2018 Meeting Minutes

ATTACHMENTS:

	Description	Type
📎	January 24, 2018 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/15/2018 - 9:49 AM
Development Review Committee	Holt, Paul	Approved	2/15/2018 - 2:07 PM
Publication Management	Burcham, Nan	Approved	2/15/2018 - 2:09 PM
Development Review Committee	Holt, Paul	Approved	2/15/2018 - 2:10 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
January 24, 2018
4:00 PM

A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Rich Krapf, Acting Chair

John Wright

Absent:

Tim O'Connor

Danny Schmidt

Staff:

Ellen Cook, Principal Planner

Savannah Pietrowski, Planner

Tom Leininger, Community Development Assistant

C. MINUTES

1. October 18, 2017 Meeting Minutes

Action on the minutes was deferred until the next meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-0130-2017, Berkeley's Green Recreation Area Amendment

Mr. Rich Krapf opened the discussion.

Ms. Savannah Pietrowski stated that Ms. Melinda Harris, Chesapeake Bay Management, has submitted a request to convert one of the two existing tennis courts in the Berkeley's Green development to a basketball court. She stated that the proposal is before the Development Review Committee (DRC) for consideration due to two separate Special Use Permit conditions for Berkeley's Green. Ms. Pietrowski stated that Condition No. 6 required that the development have a minimum of a one swimming pool, two regulation tennis courts and picnic areas. She stated that the alternate facilities may be provided upon approval of the Planning Commission. She stated that all of these amenities are currently existing, plus an additional basketball court. Ms. Pietrowski stated that Condition No. 7 required that the Planning

Commission review and approve site plans for recreation facilities in the development. She stated that the requested change would not decrease the total number of recreational amenities provided and that staff recommends the DRC recommend approval for this request.

Ms. Harris stated that the asphalt area where the basketball court is located has two poles that would be removed. She stated that the area would be used as a recreational area and include additional picnic tables. She stated that the community consists of both families with younger children as well as aging members. She stated that the tennis courts are not fully utilized.

Mr. Krapf asked how the proposal process began.

Ms. Harris stated that the proposal began approximately five years ago. She stated that Berkeley's Green has a recreation committee. She stated that Chesapeake Bay Management had sent out several proposals. She stated that a survey had been sent out to the community and the respondents were in favor of the proposal. She stated that the current courts have aged and need repairs and the new court would have a 16-year warranty.

Mr. John Wright asked if the Homeowners Association (HOA) needs to approve the action before moving forward.

Ms. Harris stated that the HOA did not.

Mr. Krapf asked if there were any other questions.

Mr. Wright stated that his only concern was notifying the residents.

Mr. Krapf asked if there has been any pushback from residents.

Ms. Harris stated that the only concern has been regarding the expense. She stated that the proposals can be flexible if they needed to be.

Mr. Wright asked if there would be a need for a special assessment.

Ms. Harris stated that there would not be.

Mr. Krapf stated that the proposal is clear and does not alter the amount of recreational facilities. He stated that the new courts could see more use. He stated that he does not see an issue.

Mr. Wright made a motion to approve the proposal.

The motion passed 2-0.

F. ADJOURNMENT

Mr. Wright motioned to adjourn.

Mr. Krapf adjourned the meeting at 4:10 p.m.

Mr. Danny Schmidt, Chair

Mr. Paul Holt, Planning Director

ITEM SUMMARY

DATE: 2/21/2018

TO: The Development Review Committee

FROM: Alex Baruch, Planner

SUBJECT: SP-0003-2018. Chickahominy Riverfront Park Dumpster Pad and Fence

ATTACHMENTS:

	Description	Type
▣	Staff Report	Backup Material
▣	Location Map	Backup Material
▣	Applicant Narrative and Site Pictures	Backup Material
▣	Adopted Master Plan for Chickahominy Riverfront Park	Backup Material
▣	Adopted SUP Conditions for Chickahominy Riverfront Park	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/14/2018 - 4:59 PM
Development Review Committee	Holt, Paul	Approved	2/15/2018 - 2:14 PM
Publication Management	Burcham, Nan	Approved	2/15/2018 - 2:16 PM
Development Review Committee	Holt, Paul	Approved	2/15/2018 - 2:16 PM

SITE PLAN-0003-2018. Chickahominy Riverfront Park Dumpster Pad and Fence**Staff Report for the February 21, 2018, Development Review Committee**

SUMMARY FACTS

Applicant:	Mr. Alister Perkinson, James City County Parks and Recreation
Land Owner:	James City County
Proposal:	To construct a 30-foot x 10-foot wooden fence and an 825-square-foot dumpster pad.
Development Review Committee (DRC) Review:	Adopted Special Use Permit (SUP) Conditions require the Planning Director and Development Review Committee approval for tree clearing on the Chickahominy Riverfront Park property.
Location:	1350 John Tyler Highway
Tax Map/Parcel No.:	3430100002
Project Acreage:	+/- 139.42 Acres
Zoning:	PL, Public Lands
Comprehensive Plan:	Open Space or Recreation
Primary Service Area:	Outside
Staff Contact:	Alex Baruch, Planner

FACTORS FAVORABLE

1. With the proposed improvements, the dumpster will be moved to a location not in the FEMA Flood Zone and Resource Protection Area (RPA).
2. The proposal will only remove trees necessary for the construction of the fence and dumpster pad.

FACTORS UNFAVORABLE

1. Staff finds that there are no unfavorable factors.

STAFF RECOMMENDATION

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

PROJECT DESCRIPTION

A site plan amendment has been submitted proposing the construction of a wooden fence and gravel dumpster pad at Chickahominy Riverfront Park.

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

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

SITE PLAN-0003-2018. Chickahominy Riverfront Park Dumpster Pad and Fence

Staff Report for the February 21, 2018, Development Review Committee

The applicant is requesting to relocate a dumpster that is currently located within the FEMA Flood Zone and RPA to a location closer to the camp sites and outside the FEMA Flood Zone and RPA as shown on the Location Map (Attachment No. 1). The proposal will remove trees in the area where the fence and dumpster pad are constructed. A picture of the new dumpster location from ground level (Attachment No. 3) shows the trees that will need to be cleared for this site plan.

The applicant believes approximately 10 trees will need to be cleared for this project.

RECOMMENDATION

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

AB/nb

SP03-18Chickahominy

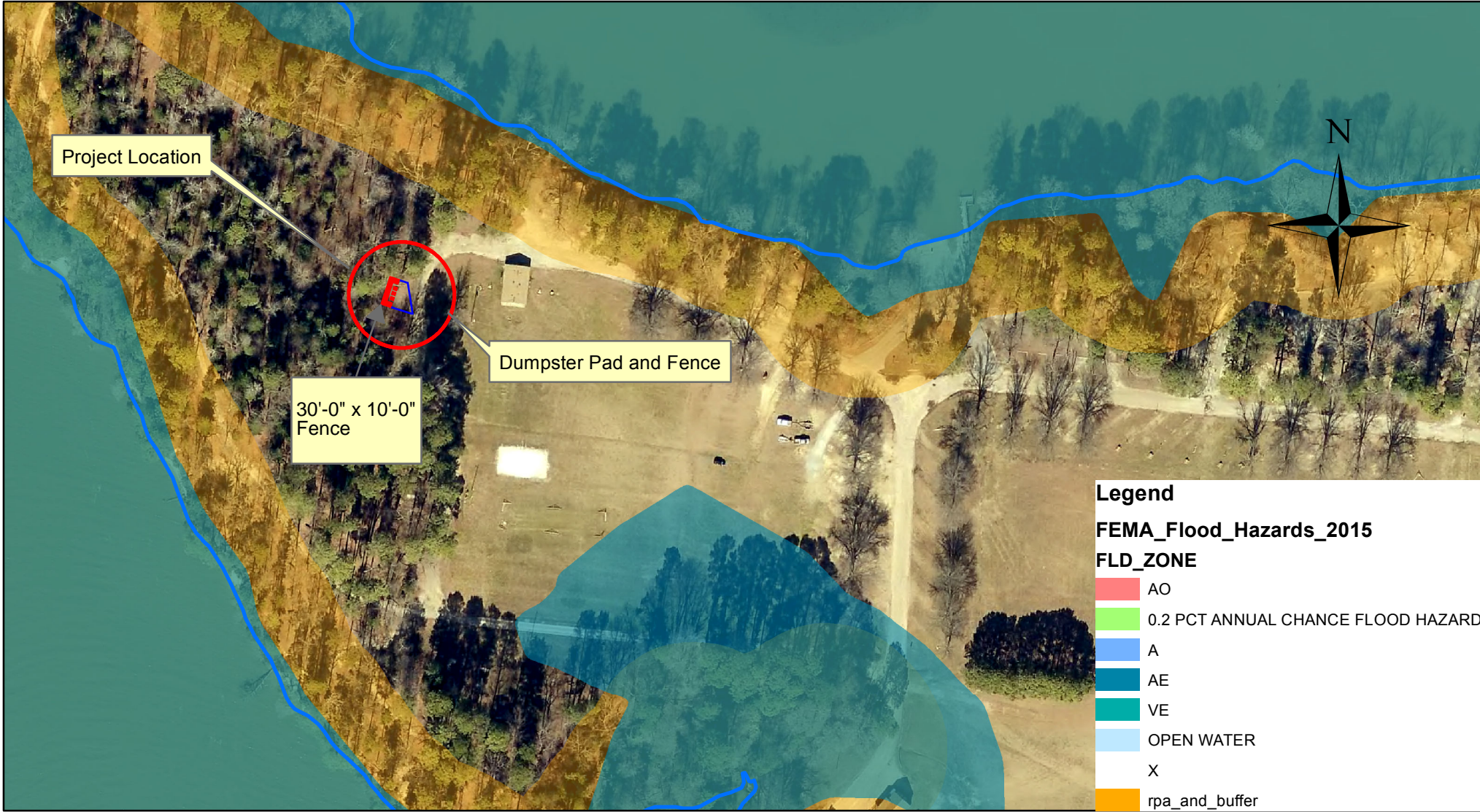
Attachments:

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

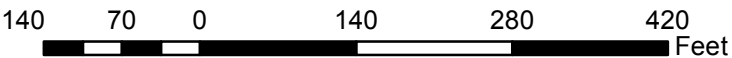
This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SP-0003-2018

1350 John Tyler Highway



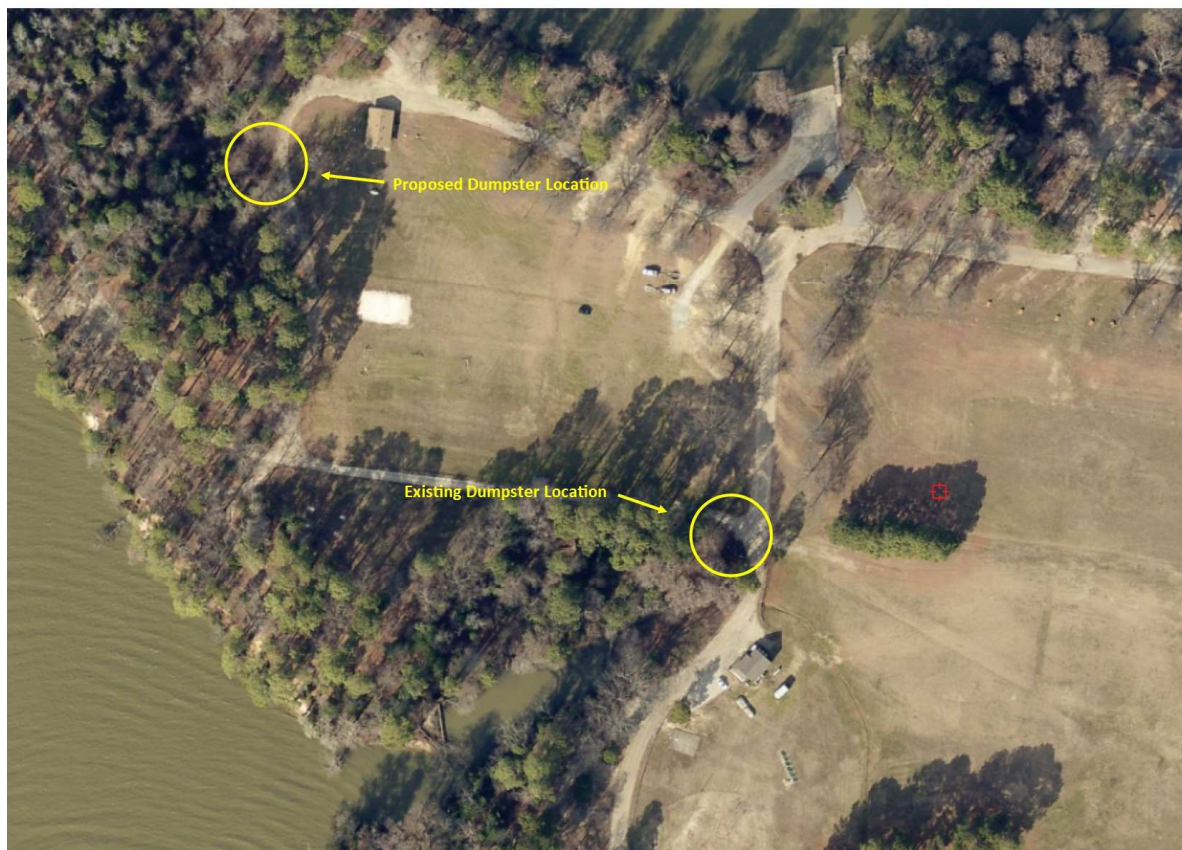
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Chickahominy Riverfront Park Dumpster Pad

We are proposing to relocate three dumpsters at Chickahominy Riverfront Park, and create a stable gravel pad and fenced in area to contain them. Currently, the dumpsters are located in plain view and can be unsightly. It is the first thing campers see after checking into the campground. In addition, the dumpsters are located in the FEMA flood zone and a resource protection area. The proposed location would move the dumpsters out of this area, partially conceal them from public view, and put them in a location that is more convenient to the campers.

The gravel pad will be located off of the loop road that runs past the bathhouse and picnic shelter. The area is mostly free of vegetation, but some small trees and brush will need to be cleared to create this area. The removal of trees will be limited to what is absolutely necessary for the dumpster pad and fence. Ten small (3" or less diameter) saplings have been identified in the site area and are pictured below. An area of 825 square feet will be graded and backfilled with 3-4 inches of crushed asphalt. The pad will be put in at an angle that allows the trash trucks to back in safely, while minimizing the total area of disturbance. A basic wooden solid board fence will be installed on three sides of the location where the dumpsters will sit. The enclosure will not have a front gate – these dumpsters are used by the public and a latching or locking gate would deter campers from disposing of their trash and recycling.



Dumpster Pad and fence layout



Ground level photos and trees to be removed:









KEY		
A - Camping Opportunities	H - Kayak / Canoe Launch and Rowing Facility with Boat House	Q - Existing Fishing Pier
A1 - Primitive / Tent Platforms	I - Existing Pool Shelter and Play Area	R - Canoe / Kayak Launch Area
A2 - Cabins	J - Picnic Pavilion	S - Picnic Area
B - Bath House	K - Stabilize Shore and Create Beaches	T - Controlled Access Gate
C - RV Camping - 1. Small RV - 2. Large RV	L - Small Picnic Pavilions	U - Existing Water Well Pump House
D - RV Waste Disposal	M - Campground Store and Ticketing	V - Bank Grading / Buffer Restoration
E - Large Open Grass Event Area and Facilities to Support County Fair	N - Maintain Existing Boat Ramp	W - Seasonal Food Concessions
- Seasonal Driving Range	O - Multi - Purpose Area	X - Maintenance Facility
- Recreation Fields	- Fair Parking	Y - Biorotumion Basin
F - Fixed Wood Docks / Dinghy / Moorings	- Events	
G - Organized Parking for Existing Boat Ramp	- Recreation Fields	
	P - Existing Pond Activities	
	- Paddle Boats	



SHAPING OUR SHORES

for Jamestown Beach Campground, Jamestown
Master Plan Yacht Basin & Chickahominy Riverfront Park

Figure 4-2
Master Plan
Chickahominy Riverfront Park

RESOLUTION

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

RV LOOP AND MASTER PLAN

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

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

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

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

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

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


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

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

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

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

ATTEST:


Sanford B. Wanner
Clerk to the Board

James G. Kennedy
Chairman, Board of Supervisors

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

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

SUP_0014_09_res

ITEM SUMMARY

DATE: 2/21/2018

TO: The Development Review Committee

FROM: Alex Baruch, Planner

SUBJECT: SP-0129-2017. Williamsburg Honda Parking Lot Expansion

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Location Map	Backup Material
▣	Site Plan	Backup Material
▣	Adopted Master Plan for Williamsburg Dodge Trailer Sales	Backup Material
▣	Adopted SUP Conditions for Williamsburg Dodge Trailer Sales	Backup Material
▣	Adopted proffers for Williamsburg Dodge Z-0008-1997	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/16/2018 - 3:01 PM
Development Review Committee	Holt, Paul	Approved	2/16/2018 - 3:39 PM
Publication Management	Burcham, Nan	Approved	2/16/2018 - 3:42 PM
Development Review Committee	Holt, Paul	Approved	2/16/2018 - 3:42 PM

SITE PLAN-0129-2017. Williamsburg Honda Parking Lot Expansion
Staff Report for the February 21, 2018, Development Review Committee

SUMMARY FACTS

Applicant:	Mr. C. Michael Apperson, AES Consulting Engineers
Land Owner:	Mr. John Dodson
Proposal:	To construct a vehicle storage area on adjacent property.
Development Review Committee (DRC)	Both the Zoning Ordinance and adopted Special Use Permit (SUP) conditions require development of the project to be generally in accordance with the Master Plan. Minor changes reviewed and approved by the DRC if it is determined that the proposal does not change the basic concept or character of the approved SUP.
Locations:	7101 and 7059 Richmond Road
Tax Map/Parcel Nos.:	2410100008 and 2410100010
Project Acreages:	+/- 6.4 and +/- 1.43 Acres
Zoning:	B-1, General Business (both parcels)
Comprehensive Plan:	Community Commercial (Honda parcel) and Mixed Use (adjacent parcel)
Primary Service Area:	Inside
Staff Contact:	Alex Baruch, Planner

FACTORS FAVORABLE

1. The proposed site plan does not significantly affect the general location or classification of buildings, and on the Honda site itself, does not significantly alter the character of land uses or conflict with any proffers or conditions.
2. The proposal will add a sidewalk along the frontage of 7059 Richmond Road in conformance with the Pedestrian Accommodations section of the Zoning Ordinance.
3. Vehicular access points along Richmond Road will be reduced.

FACTORS UNFAVORABLE

1. The proposed site plan affects the distribution of open space and the interior road layout as shown on the approved Master Plan.
2. Since the proffers and SUP conditions would not apply to the adjacent property, there would be a lack of uniformity in addressing impacts above Zoning Ordinance minimums i.e., landscaping, signs, lighting, loudspeaker use and the requirement that vehicles for sale shall remain at grade and bicycle accommodations.
3. The proposed site plan shows expansion of this use in closer proximity to lots in Colonial Heritage; however, there is an existing wooded conservation easement open space between the proposed and the nearest lots.

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

SITE PLAN-0129-2017. Williamsburg Honda Parking Lot Expansion
Staff Report for the February 21, 2018, Development Review Committee

STAFF RECOMMENDATION

Staff finds that the proposal meets the criteria listed in Section 24-23 and recommends that the DRC finds that the proposal does not change the basic concept or character of the development.

PROJECT DESCRIPTION

A site plan amendment has been submitted proposing the construction of a parking lot expansion on an adjacent parcel for the use of Williamsburg Honda.

The applicant has purchased the adjacent property, also zoned B-1 to expand the parking lot to store additional vehicles. Parking lots and the sale of vehicles are a permitted use, in the B-1 Zoning District; however, the parking lot expansion was not shown on the approved Master Plan (Attachment No. 3).

SUP Condition No. 1 for Williamsburg Honda (SUP-0026-2007), requires that, "Development of the Project be generally in accordance with the ... Master Plan as determined by the Development Review Committee (DRC) of the James City County Planning Commission. Minor changes may be permitted by the DRC, as long as they do not change the basic concept or character of the Project." (Attachment No. 4).

Section 24-23 of the Zoning Ordinance outlines a method for determining Master Plan consistency. It states that all final development plans shall be consistent with the Master Plan, but may deviate from the Master Plan if the development does not:

1. Significantly affect the general location or classification of housing units or buildings as shown on the Master Plan.

Staff Evaluation: The proposed site plan does not significantly affect the general location or classification of housing units or buildings.

2. Significantly alter the distribution of recreation or open space areas on the Master Plan.

Staff Evaluation: The proposed site plan does not significantly alter the distribution of recreation areas. The proposed layout does affect the open space shown on the Master Plan between the parking lot and property line. This area is now incorporated into the parking lot. On the adjacent property, a 15-foot landscape area would be provided along the southern property line per Zoning Ordinance requirements.

3. Significantly alter the road layout as shown on the Master Plan.

Staff Evaluation: The proposed site plan does alter the interior road layout of the site as shown on the Master Plan by proposing additional parking lot access points. It does not alter the location of the site's driveways on Richmond Road. On the adjacent property, existing vehicular access points on Richmond Road would be eliminated.

4. Significantly alter the character of land use or other features or conflict with any building conditions placed on the corresponding legislatively-approved case associated with the Master Plan.

Staff Evaluation: The proposed site plan does not conflict with proffers and conditions placed on the legislatively approved cases (Z-0008-1997, SUP-0026-2007). The applicant would need to continue to comply with conditions such as Planning

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SITE PLAN-0129-2017. Williamsburg Honda Parking Lot Expansion

Staff Report for the February 21, 2018, Development Review Committee

Director approval of any changes to the landscape plan (Condition No. 4). Please note that for the adjacent parcel, the proffers and SUP condition would not apply for landscaping, signs, lighting, loudspeaker use, a requirement that vehicles for sale shall remain at grade and bicycle accommodations.

HISTORY

In 1997 the property owner requested a rezoning from A-1, General Agricultural to B-1, General Business, an SUP to allow the sale of automobiles and a commercial SUP for the size of the building. In 2007 the owner applied for another SUP for the sale of trailers.

On January 10, 2012, the Board of Supervisors approved Ordinance No. 31A-262 which changed the Use Category of certain commercial uses in the B-1 Zoning District. In the Zoning Ordinance amendment vehicle and trailer sales were changed from a specially permitted use to a permitted use.

While the Use Category changed from Specially Permitted to Permitted, the enforcement of the SUP is still valid, due to the size of the building requiring a commercial SUP.

RECOMMENDATION

Staff finds that the proposal meets the criteria listed in Section 24-23 and recommends that the DRC find that the proposal does not change the basic concept or character of the development.

AB/nb
SP129-17WHonda

Attachments:

1. Location Map
2. Site Plan
3. Adopted Master Plan for Williamsburg Dodge Trailer Sales
4. Adopted SUP Conditions for Williamsburg Dodge Trailer Sales
5. Adopted Proffers for Williamsburg Dodge Z-0008-1997

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.

SP-0129-2017

Williamsburg Honda Vehicle Storage Lot



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140 70 0 140 280 420 Feet

GENERAL NOTES:

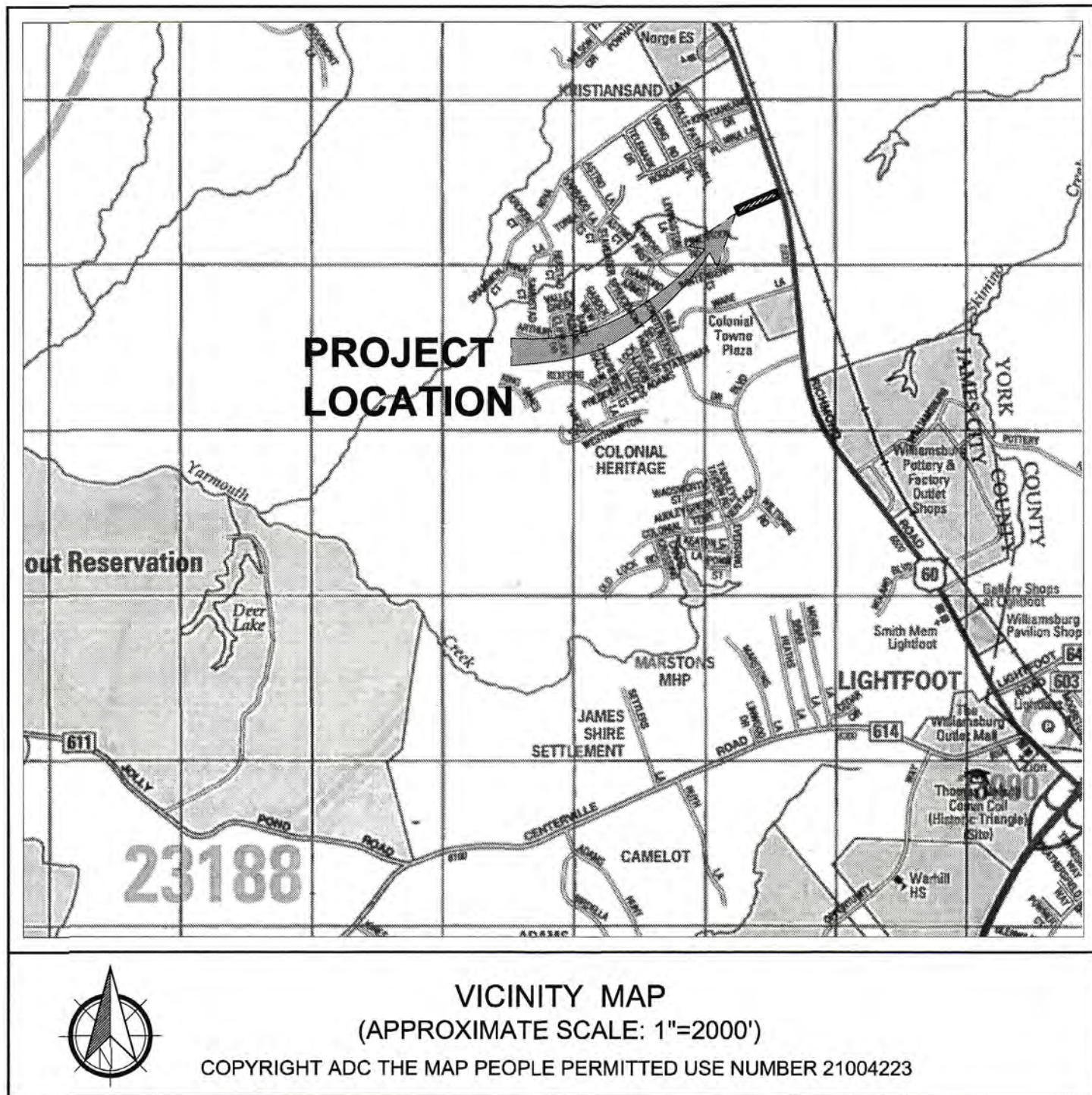
- DEVELOPER/OWNER: WILLIAMSBURG HONDA
7101 RICHMOND ROAD
WILLIAMSBURG, VIRGINIA 23188
- THIS PROJECT IS LOCATED IN THE YARMOUTH CREEK WATERSHED.
- HORIZONTAL DATUM - RECORD MERIDIAN (P.B. 67, PG. 94) VIRGINIA STATE PLAIN COORDINATE SYSTEM SOUTH ZONE (NAD83)
VERTICAL DATUM - NAVD88 NATIONAL GEODETIC SURVEY - OPUS DERIVED.
JAMES CITY COUNTY COUNTY MONUMENTS USED - #306
- CONTOUR INTERVAL IS 1 FOOT.
- SITE BOUNDARY IS BASED ON RECORD INFORMATION AND DOES NOT REPRESENT A CURRENT BOUNDARY BY AES CONSULTING ENGINEERS.
- ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED BY AES CONSULTING ENGINEERS. INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER.
- EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. GENERAL CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING THE WORK.
- CONTRACTOR SHALL BE REQUIRED TO REGISTER FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT AND PREPARE AND COMPLETE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- A LAND DISTURBING PERMIT AND SILTATION AGREEMENT, WITH SURETY ARE REQUIRED FOR THIS PROJECT. THE PROPERTY OWNER SHALL SECURE THIS PERMIT. THE GENERAL CONTRACTOR SHALL SECURE THE SURETY.
- CONTACT MISS UTILITY (1-800-552-7001) FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO COMMENCING THE WORK.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND AS PER JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 24-200.
- THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH VIRGINIA NATURAL GAS, DOMINION VIRGINIA POWER, VERIZON TELEPHONE, HAMPTON ROADS SANITATION DISTRICT, APPROPRIATE TELEVISION CABLE COMPANY, AND OTHERS THAT MAY BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK INDICATED, INCLUDING THE VDOT LUP-A LAND USE PERMIT.
- THE CONTRACTOR SHALL RE-ESTABLISH ALL PROPERTY PINS, MONUMENTS, WATER METERS, DRAINAGE CULVERTS, FENCES, UTILITY POLES, DRIVEWAYS, CURBS, GUTTERS, ETC. DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.
- THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 56-265.14 ET. SEQ. CODE OF VIRGINIA, 1950, AS AMENDED) AND HEREBY AGREES TO HOLD THE DEVELOPER AND THE ENGINEER HARMLESS AGAINST ANY LOSS, DAMAGE, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF SAID ACT.
- THE CONTRACTOR IS REQUIRED TO COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT (SECTIONS 59.1-406 THROUGH 59.1-414, CODE OF VIRGINIA, 1950, AS AMENDED). THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND FOR EXCAVATION STOCKPILES, STAGING AREAS, MOBILIZATION SITES, BEDDING/BACKFILL STOCKPILES AND OTHER LAND DISTURBANCES NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS OR CONTRACT DOCUMENTS. EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" (LATEST PUBLICATION) AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL INSTALL PIPE, FITTINGS, AND VALVES IN DRY TRENCH CONDITIONS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. THE CONTRACTOR SHALL PROVIDE ALL DEWATERING, WELL POINTING, SHEETING, TRENCH BOXES, AND TRENCH STABILIZATION AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO THE PROJECT 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN SUSPENSION OF WORK.
- CULVERT INLET PROTECTION (CIP) MAY BE REMOVED PRIOR TO ACHIEVING STABILIZATION AT THE DISCRETION OF THE JAMES CITY COUNTY ENGINEERING AND RESOURCE PROTECTION DIVISION SHOULD PLACEMENT OF THE MEASURE RESULT IN EXCESSIVE FLOODING OR THE REDIRECTION OF DRAINAGE ONTO EXISTING LOTS, DRIVEWAYS, OR PRIMARY ROADWAYS. DECISIONS SHALL BE MADE ON A CASE-BY-CASE BASIS DEPENDING ON THE FIELD SITUATION ENCOUNTERED.
- ALL DISTURBED AREAS, INCLUDING BUT NOT LIMITED TO PAVEMENT, SHOULDERS, DITCHES, HEADWALLS, ENDWALLS, CULVERT PIPES, CURB AND GUTTER, UTILITIES, DRIVEWAYS, SIGNS, MAILBOXES, ETC., SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION, OR AS SHOWN ON THE DRAWINGS, SIGNS, MAILBOXES, AND GUARDRAIL THAT ARE DISTURBED SHALL BE RETURNED TO THEIR ORIGINAL LOCATIONS DAILY, AND MAINTAINED THROUGHOUT THE PROJECT.
- PRIVATELY OWNED UTILITIES SHOWN ON THIS PLAN ARE REGULATED BY THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE AND ENFORCED BY THE CODE COMPLIANCE DIVISION. THESE PRIVATELY OWNED UTILITIES MUST COMPLY FULLY WITH THE INTERNATIONAL PLUMBING CODE, THE NATIONAL FIRE PREVENTION ASSOCIATION STANDARD 24, AND THE INTERNATIONAL FIRE CODE. CONTRACTORS WORKING FROM THIS SITE PLAN ARE CAUTIONED NOT TO INSTALL OR CONCEAL PRIVATELY OWNED SITE UTILITIES WITHOUT OBTAINING REQUIRED PERMITS AND INSPECTIONS.
- VERIFY ALL DIMENSIONS AND NOTIFY JAMES CITY SERVICE AUTHORITY PRIOR TO ANY EXCAVATION OR DEMOLITION WITHIN UTILITY CORRIDORS.
- ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THE ABSENCE OF THE OWNERS OR THE ENGINEER AT THE JOB SITE DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE DRAWINGS, CONTRACT DOCUMENTS, ADDENDA, AND WRITTEN AUTHORIZED PLAN REVISIONS.
- THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO THE LAND DISTURBING PERMIT, THE CONTRACTOR OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
- NO BONDS FOR THIS PROJECT WILL BE RELEASED UNTIL SUCH TIME THAT ALL SEDIMENT HAS BEEN REMOVED FROM WITHIN THE LIMITS OF THE EXISTING AND PROPOSED STORMWATER CONVEYANCE AND UNDERGROUND ATTENUATION SYSTEMS, AND EXISTING OFF-SITE BMP'S HAVE BEEN MONITORED AND CLEANED TO THE SATISFACTION OF THE ENGINEERING AND RESOURCE PROTECTION DIVISION. CONTRACTOR SHALL MONITOR OFFSITE STORMWATER CONVEYANCE SYSTEMS DURING CONSTRUCTION AND CLEAN OF SEDIMENT AND DEBRIS IF NECESSARY.
- THE STORMWATER MANAGEMENT/BMP FACILITY AND STORMWATER CONVEYANCE SYSTEMS AS PROPOSED FOR THIS PROJECT WILL REQUIRE SUBMISSION, REVIEW, AND APPROVAL OF A RECORD DRAWING (AS-BUILT) AND CONSTRUCTION CERTIFICATION PRIOR TO RELEASE OF THE POSTED BOND/SURETY. THIS ACTIVITY IS ADEQUATELY COORDINATED AND PERFORMED BEFORE, DURING AND FOLLOWING CONSTRUCTION IN ACCORDANCE WITH CURRENT COUNTY GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS PROVISION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN INTERNAL CLOSED CIRCUIT TELEVISION (CCTV) POST INSTALLATION INSPECTION, AS REQUIRED FOR ALL STORMWATER CONVEYANCE SYSTEM PIPES, ACCESS OR INLET STRUCTURES, AND CULVERTS OF 15-INCH NOMINAL DIAMETER SIZE OR GREATER AS PART OF THE CONSTRUCTION RECORD DRAWING (ASBUILT) AND CONSTRUCTION CERTIFICATION PROCESS.
- ALL SITE RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH: 1.) THE PROVISIONS OF THE HAMPTON ROADS REGIONAL PLANNING DISTRICT COMMISSION REGIONAL CONSTRUCTION STANDARDS, FIFTH EDITION, AND AS AMENDED BY THE TECHNICAL PROVISIONS TO THE REGIONAL STANDARD PREPARED BY THE JAMES CITY SERVICE AUTHORITY, AND AS AMENDED OR SUPERCEDED BY THE PROJECT MANUAL AND SPECIFICATIONS CREATED SPECIFICALLY FOR THIS PROJECT; 2.) THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION, LATEST EDITION; AND 3.) THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REGISTERING FOR COVERAGE UNDER THE GENERAL PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES, IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION AND THE VIRGINIA STORMWATER MANAGEMENT PROGRAM.
- CONSTRUCTION OF THIS PROJECT MUST BE COMMENCED WITHIN 36 MONTHS FROM THE ISSUANCE OF THE SPECIAL USE PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A LAND USE PERMIT PRIOR TO CONSTRUCTION OF ANY WORK WITHIN STATE MANDATED RIGHT OF WAY LIMITS OR EASEMENTS.
- ALL PRIVATE ENTRANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT VDOT STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONCRETE ENTRANCES AND ENTRANCE CULVERTS HAVE BEEN INSTALLED PROPERLY.
- VDOT SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY SIDEWALK LOCATED OUTSIDE OF STATE MAINTAINED RIGHT OF WAY LIMITS.
- ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- EXISTING UNUSED SEPTIC TANK AND DRAINFIELD, IF ANY, SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA DEPARTMENT OF HEALTH REGULATIONS, JAMES CITY COUNTY CODE AND ANY OTHER APPLICABLE REGULATIONS.

SITE IMPROVEMENT PLANS FOR WILLIAMSBURG HONDA VEHICLE STORAGE LOT

STONEHOUSE DISTRICT

JAMES CITY COUNTY

VIRGINIA



VICINITY MAP
(APPROXIMATE SCALE: 1"=2000')
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21004223

COUNTY PROJECT NO.: SP-0129-2017
ORIGINAL SUBMITTAL DATE: DEC. 18, 2017
APPROVAL DATE:

ORIGINALLY APPROVED CASE: SP-0124-1999
AMENDED CASE: SP-0108-2008

LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
EX. WATER W	WATER	CENTERLINE/BASELINE	
EX. SAN S	SANITARY SEWER	RIGHT OF WAY	
EX. FORCE MAIN FM	FORCE MAIN	PROPERTY LINE	
EX. SANITARY MANHOLE SM	SANITARY MANHOLE	DITCH/SWALE	
EX. STORM MANHOLE SM	STORM MANHOLE	CONCRETE LINED DITCH	
EX. CURB DROP INLET CDI	CURB DROP INLET	EXISTING TREELINE	
EX. YARD DROP INLET YDI	YARD DROP INLET	LIMITS OF CLEARING	
EX. FLARED END SECTION FES	FLARED END SECTION	RIP RAP	
EX. GAS LINE GL	GAS	CURB	
EX. VALVE V	VALVE	CURB AND GUTTER	
EX. FIRE HYDRANT ASSEMBLY FHA	FIRE HYDRANT ASSEMBLY	REVERSE GUTTER PAN	
EX. BLOW-OFF VALVE BOV	BLOW-OFF VALVE	EDGE OF PAVEMENT	
EX. AIR RELEASE ASSEMBLY ARA	AIR RELEASE ASSEMBLY	EXISTING GROUND ELEVATION	
EX. CLEAN OUT CO	CLEAN OUT	PROPOSED SPOT GRADE	
EX. WATER METER WM	WATER METER	CONTOUR	
EX. STREETLIGHT SL	STREETLIGHT		
EX. LIMITS OF DISTURBANCE LOD	LIMITS OF DISTURBANCE		

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & ENVIRONMENTAL INVENTORY
3	DEMOLITION PLAN AND PHASE 1 E & S
4	SITE LAYOUT PLAN
5	GRADING & DRAINAGE PLAN
6	SITE LAYOUT AND GRADING & DRAINAGE PLAN
7	EROSION CONTROL NOTES & DETAILS
8	SITE DETAILS AND E&S DETAILS
9	SWM NOTES AND DETAILS
L1	LANDSCAPE PLAN
L2	LANDSCAPE AND LIGHTING NOTES & DETAILS
E1	LIGHTING PLAN
E1.1	LIGHTING NOTES AND DETAILS

COUNTY OF JAMES CITY
FINAL SITE PLAN

APPROVALS	DATE
Fire Dept.	
Health Dept.	
VDOT	
Planning	
Environ	
Zoning Adm.	
JCSA	
County Eng.	
PEA	
Other	

PLANNING DIVISION

FEB 12 2018

RECEIVED

OWNER/DEVELOPER INFORMATION:

WILLIAMSBURG HONDA

CONTACT: JOHN E. DODSON
7101 RICHMOND ROAD
WILLIAMSBURG, VIRGINIA 23188
PHONE NO.: (757) 546-4695
FAX NO.:

CERTIFIED RESPONSIBLE LAND DISTURBER:

PAUL E. TSCHIDERER, JR., P.E.
AES CONSULTING ENGINEERS
5248 OLDE TOWNE ROAD, SUITE 1
WILLIAMSBURG, VIRGINIA 23188
TELEPHONE: 757-253-0040

* FOR SITE PLAN REVIEW PROCESS ONLY. OWNER OR CONTRACTOR SHALL NAME RESPONSIBLE LAND DISTURBER FOR CONSTRUCTION PROCESS.

SITE DATA:

SITE ADDRESS: 7059 RICHMOND ROAD
WILLIAMSBURG, VIRGINIA 23188
Latitude: 37.358203°, Longitude: -76.765139°

TAX PARCEL NO.: 2410100008

ZONING: B-1

SITE AREA: 304,904 S.F.±, 7.826 AC.±

TOTAL IMPERVIOUS AREA:
EXISTING 147,081 S.F.±, 3.376 AC.± (43%)
PROPOSED 36,720 S.F.±, 0.843 AC.± (11%)
TOTAL 183,801 S.F.±, 4.219 AC.± (54%)

TOTAL DISTURBED AREA: 72,000 S.F.±, 1.653 AC.± (21%)

FLOOD HAZARD MAP: THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0107D, PANEL 0107D, FOR COMMUNITY NUMBER JAMES CITY COUNTY, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD.

VSMP PERMIT DATA:

EXISTING PERMIT COVERAGE #: N/A

SITE LOCATED IN CHESAPEAKE BAY PRESERVATION AREA: Yes ☐ No ☒

LOCATION OF OFF-SITE ACTIVITY: 7059 RICHMOND ROAD
WILLIAMSBURG, VIRGINIA 23188
Latitude: 37.358203°, Longitude: -76.765139°

STATUS OF ACTIVITY: ☐ Federal ☐ State ☒ Public ☐ Private

NATURE OF CONSTRUCTION ACTIVITY: ☒ Commercial ☐ Residential ☐ Industrial ☐ Other

NAME OF RECEIVING WATER(S): Yarmouth Creek / Chickahominy River / James River

NAME OF IMPAIRED WATER(S): Lower James River

HYDROLOGIC UNIT CODE (HUC): JL28 (CHICKAHOMINY RIVER-YARMOUTH CREEK)

MUNICIPAL STORM SEWER SYSTEM (MS-JL): James City County

COMMON PLAN OF DEVELOPMENT: Yes ☒ No ☐



CONTRACTORS SHALL NOTIFY MISS UTILITY
● 811 OR (800) 552-7001 PRIOR TO
STARTING CONSTRUCTION. CONTRACTOR IS
RESPONSIBLE FOR LOCATING AND
DETERMINING SIZES OF ALL UTILITIES PRIOR
TO CONSTRUCTION. IF CONDITIONS DIFFER
FROM THOSE SHOWN ON THE PLANS,
CONTACT THE ENGINEER BEFORE
PROCEEDING.

REV.	REV. JAMES CITY CO.	COMMENTS	DATE
1	02/09/18		



SITE IMPROVEMENT PLANS FOR
WILLIAMSBURG HONDA
VEHICLE STORAGE LOT
STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA

Project Contacts:	PET
Project Number:	W08032-03
Scale:	Date:
NONE	12/18/17
Sheet Title:	COVER SHEET
Sheet Number	1

SOILS CHARACTERISTICS TABLE					
SOILS NO.	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
11B	CRAVEN-UCHEE COMPLEX	D	2-6%	0.28	5
14B	EMPORIA FINE SANDY LOAM	B	2-6%	0.28	5
15F	EMPORIA COMPLEX	B	25-50%	0.28	5

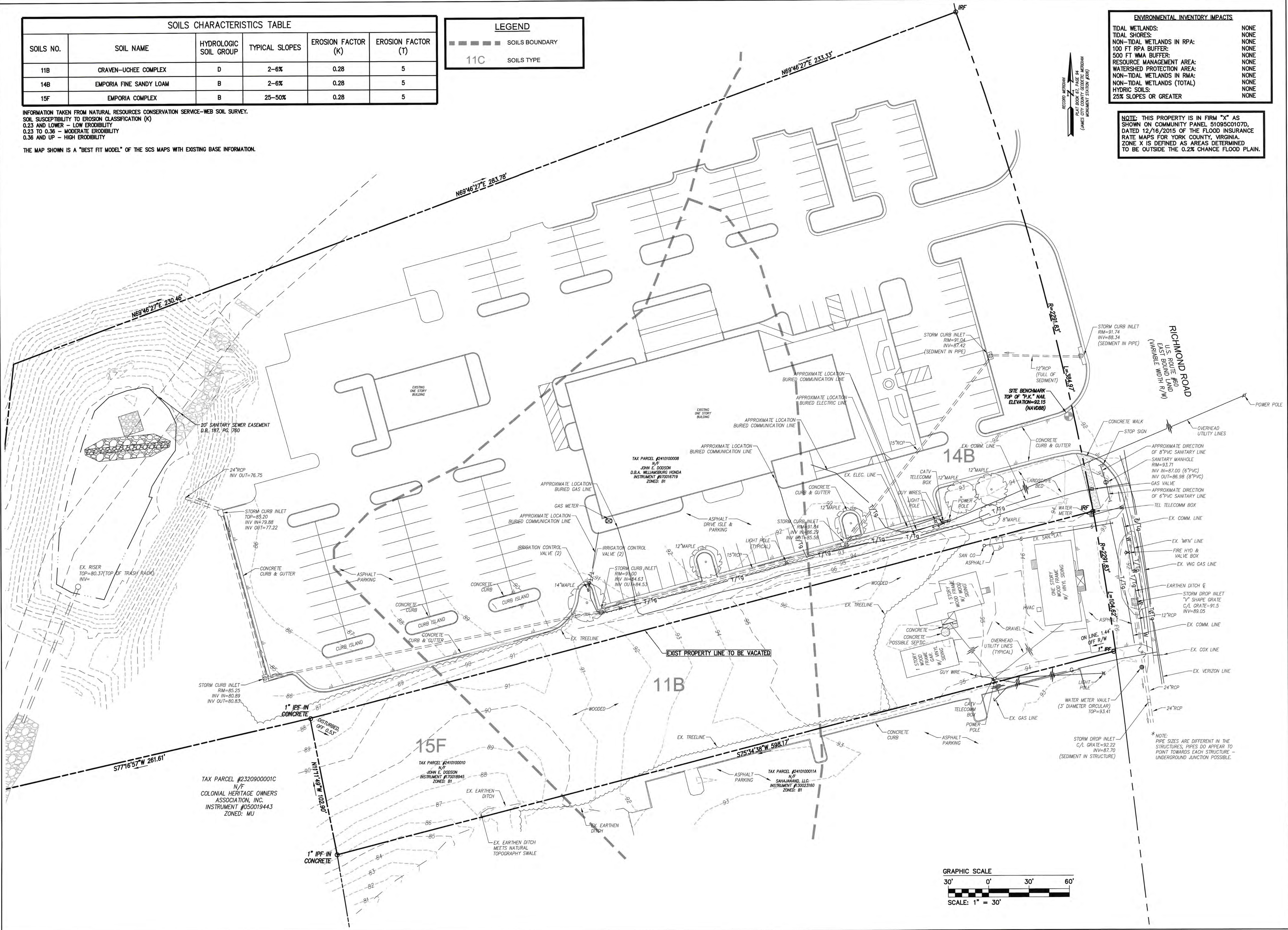
INFORMATION TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE-WEB SOIL SURVEY.
SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER - LOW ERODIBILITY
0.23 TO 0.36 - MODERATE ERODIBILITY
0.36 AND UP - HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

LEGEND	
---	SOILS BOUNDARY
11C	SOILS TYPE

ENVIRONMENTAL INVENTORY IMPACTS	
TIDAL WETLANDS:	NONE
TIDAL SHORES:	NONE
NON-TIDAL WETLANDS IN RPA:	NONE
100 FT RPA BUFFER:	NONE
500 FT WMA BUFFER:	NONE
RESOURCE MANAGEMENT AREA:	NONE
WATERSHED PROTECTION AREA:	NONE
NON-TIDAL WETLANDS IN RMA:	NONE
NON-TIDAL WETLANDS (TOTAL)	NONE
HYDRIC SOILS:	NONE
25% SLOPES OR GREATER	NONE

NOTE: THIS PROPERTY IS IN FIRM "X" AS SHOWN ON COMMUNITY PANEL 51095C0107D, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN.



Rev.	Date	Description	Rev. Per	Rev. Date	Rev. City	Comments	PET
1	02/09/18						



Site Improvement Plans for
WILLIAMSBURG HONDA
VEHICLE STORAGE LOT

CONSULTING ENGINEERS
Harrison Roads | Central Virginia | Middle Peninsula

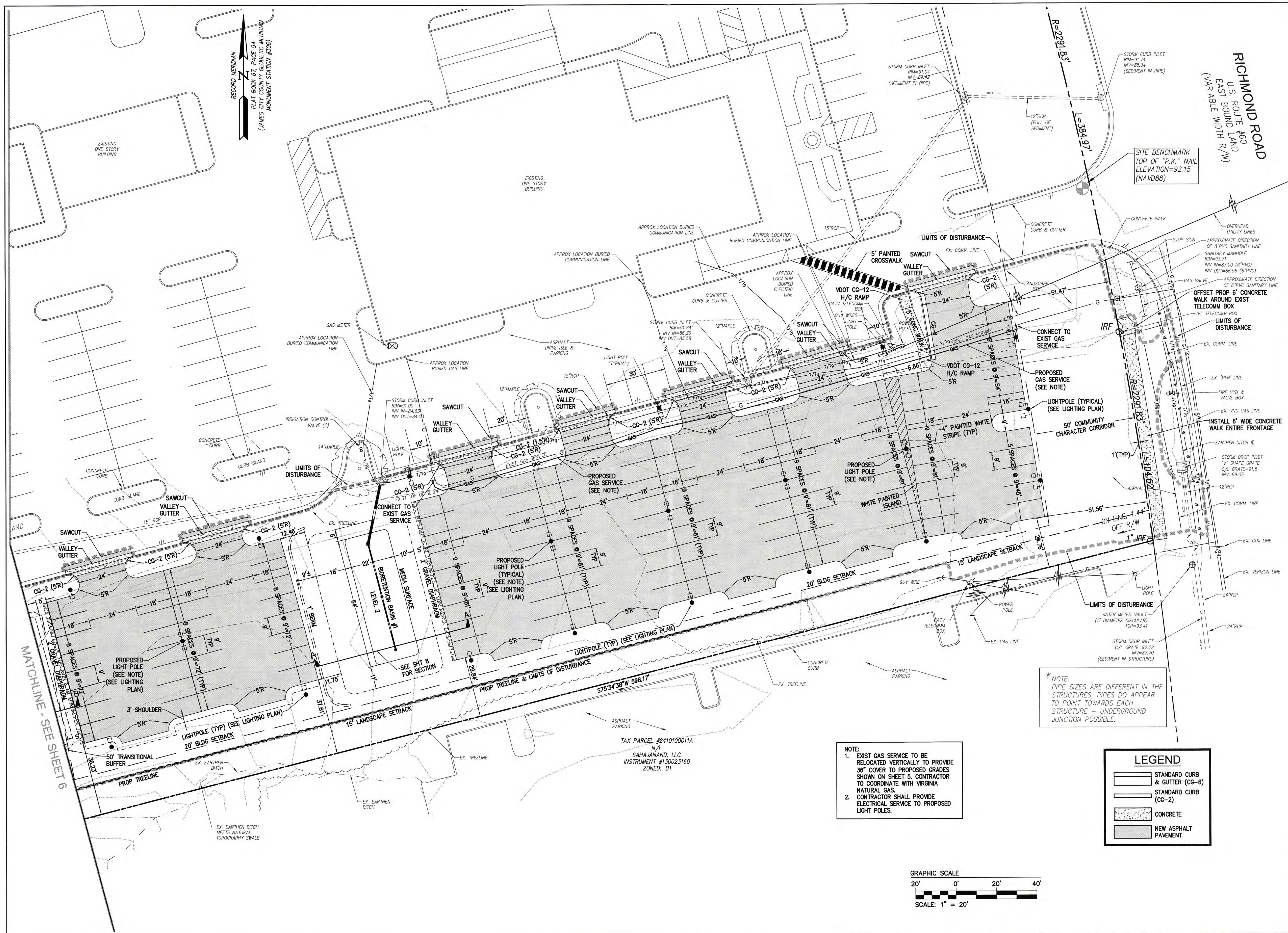
ARS
3248 Cade Towne Road, Suite 100
Williamsburg, VA 23185
Phone: (757) 253-0040
Fax: (757) 220-8994
www.arsva.com

Project Contacts: PET
Project Number: W06032-03
Scale: 1"=30'
Date: 12/18/17

Sheet Title:
EXISTING CONDITIONS & ENVIRONMENTAL INVENTORY

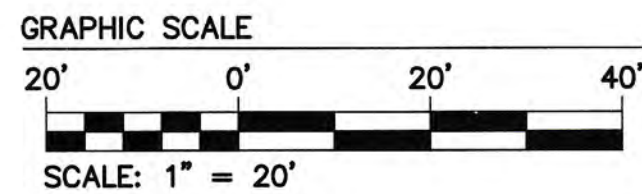
Sheet Number:
2

3/10/2018 10:52 AM - Williamson provided a copy of additional information regarding the proposed project to the City of Williamsburg on 3/10/2018 at 10:52 AM. (mha)



NOTE:
1. EXIST GAS SERVICE TO BE RELOCATED VERTICALLY TO PROVIDE 36" COVER TO PROPOSED GRADES SHOWN ON SHEET 5. CONTRACTOR TO COORDINATE WITH VIRGINIA NATURAL GAS.
2. CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO PROPOSED LIGHT POLES.

LEGEND	
	STANDARD CURB & GUTTER (CG-6)
	STANDARD CURB (CG-2)
	CONCRETE
	NEW ASPHALT PAVEMENT



REV.	DATE	BY	DESCRIPTION
1	02/08/18	PET	REV. PER JAME CITY CO. COMMENTS



ARS
CONSULTING ENGINEERS

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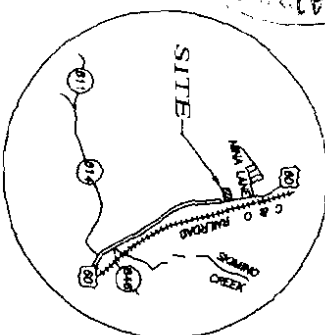
Hampton Roads | Central Virginia | Middle Peninsula

SITE IMPROVEMENT PLANS FOR
WILLIAMSBURG HONDA
VEHICLE STORAGE LOT

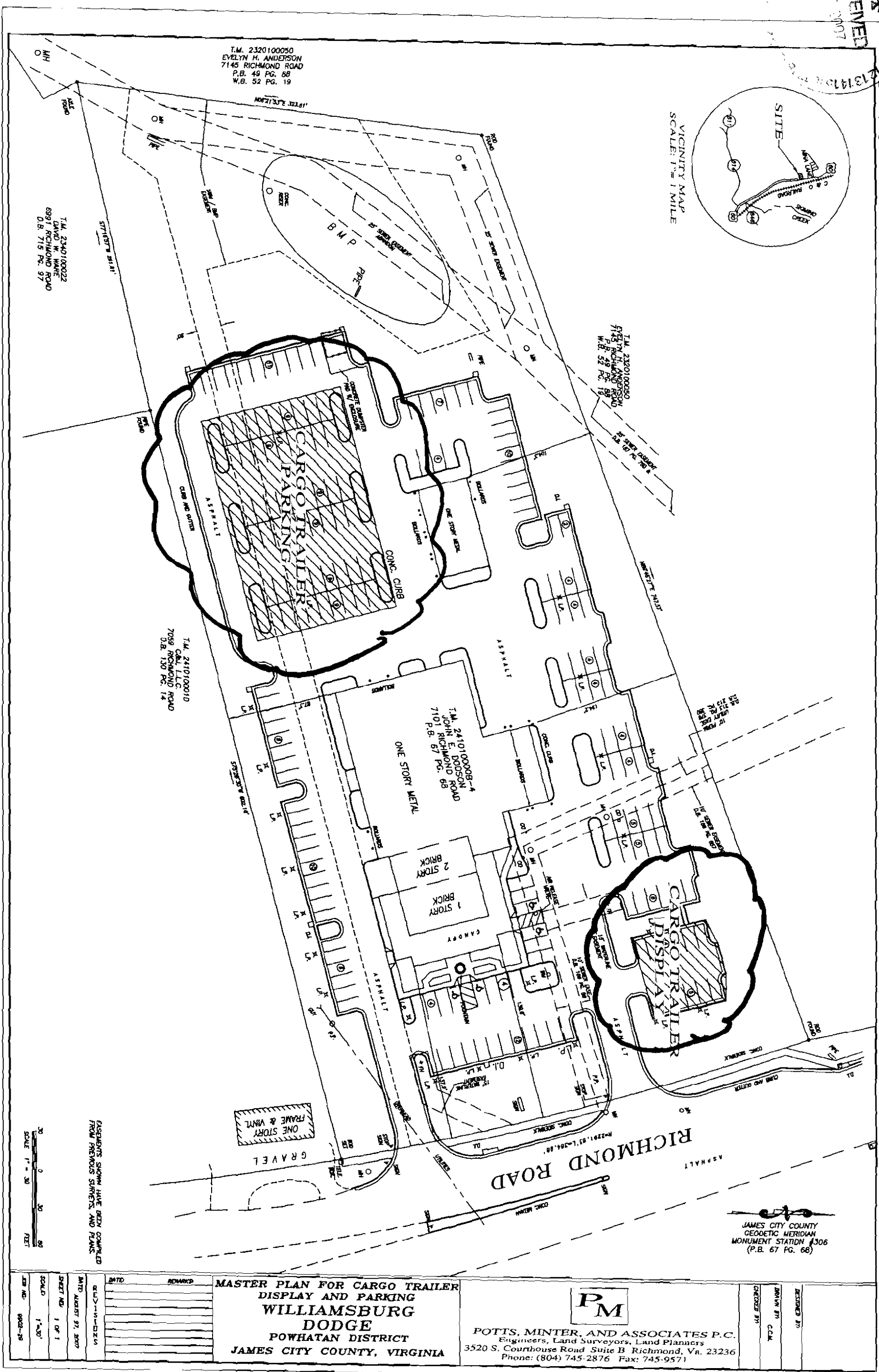
STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	PET
Project Number:	W06032-03
Scale:	1"=20'
Date:	12/18/17
Sheet Title:	SITE LAYOUT PLAN
Sheet Number:	4

RECEIVED
JUN 23 4 56 PM '89
FBI - NEW YORK
100-1007



VICINITY MAP
SCALE: 1"= 1 MILE



RESOLUTION

CASE NO. SUP-0026-2007. WILLIAMSBURG DODGE TRAILER SALES

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. John Dodson has applied on behalf of the Williamsburg Auto Group for an SUP to allow for a sale of trailers on approximately 6.4 acres of land on parcels zoned B-1, General Business; and

WHEREAS, the conditions for this application replace the originally approved SUP conditions (SUP-20-99) for this parcel; and

WHEREAS, the proposed site is shown on a conceptual layout, entitled "Master Plan for cargo trailer display and parking," and dated August 27, 2007; and

WHEREAS, the property is located at 7101 Richmond Road, and can be further identified as James City County Real Estate Tax Map/Parcel No. 2410100008; and


WHEREAS, the Planning Commission of James City County, following its public hearing on November 7, 2007, recommended approval of this application by a vote of 6-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-26-07 as described herein with the following conditions:

1. This special use permit shall allow for vehicle and trailer sales and service and accessory uses thereto as shown on the Master Plan titled "Master Plan for cargo trailer display and parking Williamsburg Dodge" dated August 27, 2007 (the "Project"). Development of the Project shall be generally in accordance with the above-referenced Master Plan as determined by the Development Review Committee (DRC) of the James City County Planning Commission. Minor changes may be permitted by the DRC, as long as they do not change the basic concept or character of the Project. The boundary of this property (the "Property") shall include the 6.4 acres of land for Parcel No. 2410100008 as shown on the Master Plan, for the purposes of the special use permit.
2. There shall be no more than twelve trailers displayed at any given time in the front bay of parking directly adjacent to Richmond Road. All twelve trailers shall be located in the parking bay closest to the northeast property corner of the site and the trailers shall be parked perpendicular to Richmond Road. All other trailers shall be stored in the parking area to the rear of the main building on-site as shown on the Master Plan. Of the twelve trailers displayed in front of the dealership in the spaces perpendicular to Richmond Road, no more than five shall be an enclosed trailer at any given time and none of the twelve trailers on display shall be longer than twenty feet. No signs or banners shall be placed on any trailers. All trailers shall be placed on existing paved areas.

3. The applicant shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority and subsequently for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of approved landscaping design and materials to promote water conservation and minimize the use of public water resources. The water conservation standards shall be approved by the James City Service Authority within three months of adoption of this special use permit and shall apply to any future building construction or renovation and any new landscaping plans.
 4. Any proposed changes to the previously approved landscaping plan and installed landscaping shall be submitted to and approved by the Planning Director prior to alterations being made.
 5. No exterior loudspeaker system shall be installed.
 6. Lights not needed for security purposes shall be turned off after 9:00 p.m. Lights left on during non-business hours shall be identified on the lighting plan.
 7. An enhanced landscaping plan shall be submitted to, and approved by, the Planning Director. For the purposes of this section, "enhanced landscaping" shall mean landscaping which includes specimen trees along Richmond Road placed in such a way as to establish a streetscape effect.
 8. Landscape areas along Richmond Road shall remain free of all signage (with the exception of one monument style sign that conforms with the sign ordinance), vehicles, and display structures. For the purposes of this section, a "monument" style sign shall be defined as a free-standing sign with a completely enclosed base not to exceed thirty-two square feet in size and not to exceed eight feet in height from grade.
 9. A six-foot sidewalk shall be constructed along Richmond Road.
 10. With the exception of one American flag and one State of Virginia flag, not to exceed 12 square feet each, no flags shall be permitted.
 11. Vehicles for sale shall remain at grade (i.e., no elevated display structures shall be allowed).
 12. No service bays shall face Richmond Road.
 13. The height of all structures shall be limited to 35 feet.
 14. The on-site car wash shall be used exclusively by the dealership during regular business hours. The car wash shall be of a type that uses recycled water. The car wash shall not be open to the general public.
 15. Additional right-of-way shall be reserved along Richmond Road to accommodate a Class II bike lane.
-

16. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
BRADSHAW	AYE
GOODSON	AYE
ICENHOUR	AYE
MCLENNON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of December, 2007.

SUP26_07_res

PROFFERS

THESE PROFFERS are made this 18th day of August, 1997, by OLDE GREENWICH CREDIT CORP., a Virginia corporation, and EVELYN ANDERSON, Owners; and JOHN E. DODSON, Contract Purchaser;

A. Owners are the owners of certain real properties in James City County, Virginia, and Contract Purchaser has valid contracts for the purchase of same, the Property is more particularly described as parcels 1-8 and 1-9 on James City County Real Estate Tax Map, Page 24-1.

B. The Property is located at 7067 and 7101 Richmond Road and is now zoned A-1.

C. Owners and purchaser have applied for a rezoning of the properties from A-1 to B-1 with proffers.

D. Owners and purchaser desire to offer to the County certain conditions on the development of the Property not generally applicable to land zoned B-1 for the protection and enhancement of the community and to provide for the high-quality and orderly development of the Property.

NOW, THEREFORE, for and in consideration of the approval by the Board of Supervisors of James City County of the applied for rezoning, Owners and purchaser agree that they shall meet and comply with all of the following conditions in developing the Property. If the applied for rezoning is not granted by the County, the proffers shall thereupon be null and void.

CONDITIONS

1. The traffic study and the improvements recommended therein shall be reviewed and approved by the County and VDOT prior to final site plan approval. After said approval, the Owners and purchaser shall construct said improvements in

the Traffic Study or guarantee the construction of same with corporate surety or cash bond in accordance with the applicable standards of the County and VDOT all prior to the issuance of certificates of occupancy for the prescribed improvements.

2. The main building and site shall have an exterior appearance that has an architecture, scale, materials, color and design that are similar to, and complement, the unique historic character of the Norge area and is generally consistent with the policies and standards for the Norge area in the Comprehensive Plan, with the final design subject to Planning Director approval. Building elevations and color and material samples shall be submitted prior to preliminary site plan approval.

3. The storm water management pond as shown on plans drawn by AES Consulting Engineers dated July 30, 1997 and titled "Williamsburg Dodge", shall be landscaped prior to the development of the immediately adjacent property. This landscaping shall be installed within two months of final site plan approval or final subdivision approval for the development of the adjacent property. The landscaping plan shall be submitted with the site plan to be approved by the Planning Director and shall meet the Landscape Ordinance requirements for screening objectionable features. With approval from the Planning Director, this requirement may be modified.

4. If approved by the Virginia Department of Transportation, at such time a public road is constructed parallel to and adjacent to the northern property line of the Property, Owners shall construct an entrance to the Property in the location shown as "future access" on plans drawn by AES Consulting Engineers, titled "Williamsburg Dodge" and dated July 30, 1997.

5. This Property shall be used for vehicle and trailer sales and service as defined in the James City County Zoning Ordinance.

6. If any condition or part thereof set forth herein shall be held invalid or unenforceable for any reason by a court of competent jurisdiction, the invalidity or unenforceability of such condition or part thereof shall not invalidate any other remaining condition contained in the proffers.

WITNESS the following signatures and seals:

OLDE GREENWICH CREDIT CORP.

By: William J. Billingsley
Title: Pres.

John E. Dodson
Attorney in Fact for Olde Greenwich
Credit Corp.

Evelyn Anderson
EVELYN ANDERSON

John E. Dodson
Attorney in Fact for Evelyn Anderson

John E. Dodson
JOHN E. DODSON