

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
May 23, 2018
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. April 18, 2018 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. C-0039-2018. Stonehouse 2018 Proposed Master Plan Amendment

F. ADJOURNMENT

ITEM SUMMARY

DATE: 5/23/2018

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: April 18, 2018 Meeting Minutes

ATTACHMENTS:

	Description	Type
	April 18, 2018 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	5/17/2018 - 3:30 PM
Development Review Committee	Secretary, DRC	Approved	5/18/2018 - 10:54 AM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 18, 2018
4:00 PM

A. CALL TO ORDER

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

B. ROLL CALL

Present:

Rich Krapf, Chair
Danny Schmidt
Frank Polster

Absent:

Jack Haldeman

Staff:

Ellen Cook, Principal Planner
Alex Baruch, Planner
Tom Leininger, Community Development Assistant

C. MINUTES

1. March 28, 2018 Meeting Minutes

Mr. Frank Polster made a motion to approve the minutes.

The minutes were approved by a vote of 3-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0024-2018. Lightfoot McDonald's Remodel

Mr. Alex Baruch stated that Mr. Steve Blevins has applied for an exterior and interior renovation to the Lightfoot McDonald's. He stated that the renovations would not rebuild the existing building from scratch, but instead use the current structure as the base to remodel. He stated that the elevations for the Lightfoot McDonald's were submitted for Planning Director determination of consistency with the approved Special Use Permit (SUP) elevations and master plan conditions. He stated that the Planning Director determined that the application was not consistent. He stated that the applicant has appealed the Planning Director determination to the DRC for its determination of consistency. Mr. Baruch stated that staff has reviewed the elevations and identified various inconsistencies between the proposed elevations

and the adopted master plan and adopted elevations which are noted in the staff report. Mr. Baruch stated that staff recommends that the DRC find the proposed elevation and master plan to be inconsistent with the approved elevations and master plan. Mr. Baruch stated that Mr. Blevins was present and available to answer any questions.

Mr. Schmidt stated that the SUP was approved in late 2014 and after 36 months the SUP would expire. He asked why the DRC was still evaluating this proposal based on the SUP that has expired.

Mr. Baruch stated that the state legislature extended the validity of certain types of cases therefore this case is still valid.

Mr. Steve Blevins stated that the intent three or four years ago was to raze the entire site and rebuild; however, since then McDonald's has shifted gears and from a financial standpoint made the decision to narrow the scope to just a remodel of the existing structure. He stated that the intent was to keep the materials and design as similar as possible without doing structural work on the building.

Mr. Polster stated that he was trying to understand the circumstances of the current proposal compared to how it was approved. He stated that both the Planning Commission (PC) and Board of Supervisors (BOS) were provided a specific vision for how the new site would look with the approval compared to the existing structures. He stated that looking at the elevations from the Harris Teeter, the arch over the signs from the approved McDonald's SUP mirrored the design aesthetic of the Harris Teeter. He stated that from a design perspective the window structure when compared to the windows that are currently on the structure have a different design compared to the approved elevations. He stated that the overhang with the trellis was a similar design feature to the Harris Teeter which made the whole site seem coordinated. He stated that during the Public Hearing for the SUP case Mr. Basic and Mr. O'Connor brought up the need to break up one of the building walls with two doors and the darkening of windows to achieve a storefront look which was not achieved in this proposal. He stated that the rest of the development has been approved and the aesthetics have been finalized through those SUPs which has a consistent design look with the trellis and windows. He stated that when looking at those elevations that there was a real effort to try and repeat the same aesthetics as the Harris Teeter. Mr. Polster stated his concern for this application because the approvals for the other buildings remain consistent in design effort throughout the rest of the development.

Mr. Krapf stated that the McDonald's is a legally non-conforming use in the M-1 district. He stated that the applicants come through the legislative process and promise conditions or proffers and that they were a part of the agreement between the County and the applicant moving forward. He stated that applicants have a tendency a few years later to change their mind and not want to do some of the things they promised during the legislative case and that was how we end up in this type of situation. He stated that one of the most appealing things about this application was that the building would be torn down, a new building would be built with the new architecture to match the rest of the site, the building would be smaller, the parking would be less, the buffers would match the rest of the site and a bicycle lane would be added to Richmond Road. He stated that aside from similar colors and materials this new proposal did not resemble the approved SUP. He stated that one of the key elements in this determination was that the Zoning Ordinance states that key changes to the master plan may not conflict with any conditions placed on the correspondingly approved legislative case. He stated that he cannot support this request.

Mr. Blevins asked what would need to be done to get the support to use the existing building.

Mr. Krapf stated that there were two choices. He stated that one would be to comply with the

original SUP and conditions with a new building or take it back through the legislative process because it was too much of a difference between the approved master plan and the proposed master plan.

Mr. Blevins asked if that was where the other Commissioners stood as well. Mr. Blevins stated he had already relayed that message in part to the client.

Mr. Krapf stated that besides the name McDonald's that there were not many similarities between the proposed and approved elevations.

Mr. Blevins stated that the trellis, branding walls and materials were all the same.

Mr. Krapf stated that all of the condition triggers are based on the new building and the site plan so without the new building, none of those improvements would go through.

Mr. Blevins stated that one of the issues with the approved elevations was that the scale of the architecture on Harris Teeter lends itself to a much larger building.

Mr. Polster stated that they would need to look at the outbuildings as opposed to the Harris Teeter. He stated that the reason for bringing the Harris Teeter up included the design of the arch, trellis and windows which were more similar to the approved elevations. He stated that looking at the outbuildings for how the design and architecture have been approved would be a better example for the scale of the McDonald's moving forward.

Mr. Blevins stated that the biggest issue was that the building had to stay and some of the architectural features were not compatible with the current building.

Mr. Polster stated that he did not have any suggestions for how to deal with that situation; however, he agreed with Mr. Krapf with the aesthetic and design elements in not being able to support this application.

Mr. Schmidt stated that he agreed with Mr. Polster and Krapf regarding not being able to support this application due to the inconsistency between the proposed and approved elevations and master plan.

Mr. Blevins stated that he thought they would need to go back through the Board of Supervisors again because of the SUP expiring however due to the extension of the SUP through the state legislature it affected that approach.

Mr. Krapf stated that he saw it as important to their corporate integrity since they agreed to do the approved improvements and that helped them receive the approval.

Mr. Blevins asked if they do not raze the property will they not be able to be approved.

Mr. Polster stated that if they do not make changes to the property layout the site will not be able to meet the buffering required by the Zoning Ordinance and the other properties that have been recently approved on the adjacent parcels.

Mr. Blevins stated that this is the core difference between a re-build and a remodel. He stated that in a remodel situation, a 50-foot buffer cannot be provided because now the building is in the wrong place and there is not enough drive isle.

Mr. Krapf asked staff if the applicant did not move forward and the SUP expired and they want to remodel the existing facility, what the issues to be considered are.

Mr. Baruch stated that if the SUP expired staff is back to evaluating the property based on the nonconforming use portion of the Ordinance. He stated that staff had not assessed how the nonconforming use section of the Ordinance would apply to the property at this point, but would need to work with the Zoning Administrator to assess what updates can be done to the property due to the nonconforming use.

Mr. Polster asked if the current site could meet the urban Community Character Corridor buffer requirement.

Mr. Baruch stated that the current site could not meet that requirement as currently oriented.

Mr. Krapf asked for a motion regarding the McDonald's remodel request.

Mr. Polster made a motion to deny the request.

The motion passed 3-0 to deny the remodel request.

2. C-0018-2018. Stonehouse Density Transfer 2018

Mr. Rich Krapf opened the discussion.

Ms. Ellen Cook presented the Stonehouse Density Transfer. She stated that the proposal would construct fewer units within land bays 1, 3, 8, 14 and tract 12. She stated that land bay 5 would increase the number of units. She stated that the Planning Director does not find the proposal fully consistent with the approved master plan. She stated that staff recommends approval with the following considerations: the request fully meets three out of four Ordinance criteria, the change in the unit location is completely within the Stonehouse master plan area, and the proposal minimizes environmental impacts and increases available open space. She stated that staff is available for questions.

Mr. Krapf asked if it is common for master planned communities to adjust their internal home units.

Ms. Cook stated that there have been a number of cases in the past that were brought to the Developmental Review Committee (DRC).

Mr. Timothy Trant, Kaufman and Canoles, thanked staff for their assistance through the process. He stated that there have been several owners of the development throughout the history of Stonehouse. He stated that he has worked with stakeholders of the community to help develop their proposal. He stated that there have been meetings with the Homeowners Association (HOA). He stated that land bay 5 is best suited to support the next phase of development. He stated that the proposal is a mix of single-family and townhomes. He stated that there will be a concentrated amount of open space.

Mr. Mike Etchemendy stated that he has worked closely with the Mill Pond HOA. He stated that there has been a letter of support from the Mill Pond HOA. He stated that there will be a reduced amount of stormwater ponds and other infrastructure to maintain.

Mr. Frank Polster asked if there will be additional traffic caused from the density transfer. He asked if there would be any affordable housing in the project.

Mr. Trant stated that there will be annual updates to the traffic study. He stated that the affordable housing would be met over time.

Mr. Polster asked if there will be any affordable housing in land bay 5.

Mr. Trant stated that the proposal has not reached that level of detail.

Mr. Danny Schmidt asked if there will be a buffer between the homes and the golf course.

Mr. Etchemendy stated that the line of trees would remain.

Mr. Trant confirmed. He stated that there will be a limited view of the homes from the road.

Mr. Krapf asked if any citizens that are present would like to speak.

Ms. Caroline Lott, 9804 Loblolly Court, stated that she is a member of the Stonehouse HOA. She stated that members of the HOA are not aware of the density transfer. She asked if the DRC could defer the decision until the developer can meet with the HOA.

Mr. Trant stated that they have attended the meetings of the HOA. He stated that there will be continuing communications between the HOA and the developers.

Mr. Krapf stated that the proper processes have taken place.

Mr. Polster stated that he is not comfortable with the neighbors not knowing about the density transfer.

Mr. Schmidt asked if there will be another chance for the DRC to review the proposal.

Ms. Cook stated that there will be an opportunity for review of a more detailed conceptual plan before the developmental stage.

Mr. Schmidt asked if the DRC could reduce density at that time.

Ms. Cook stated that specific issues could be worked through at that time, but the density parameters would be set today at this meeting.

Mr. Krapf asked if the DRC could defer for a month.

Mr. Trant stated that there was no revenue until lots begin to sell. He stated that the correct path has been taken to work with the HOA to develop the plan.

Mr. Schmidt stated the net reduction of units is a benefit for the County. He stated that he can support this proposal.

Mr. Polster asked who in the HOA has met with the applicants.

Mr. Etchemendy stated that he has met with the Board of Directors.

Mr. Krapf stated that he can support the density transfer.

Mr. Schmidt made a motion to approve the proposal.

The motion passed 3-0.

F. ADJOURNMENT

Mr. Polster made a motion to adjourn the meeting.

Mr. Schmidt adjourned the meeting at 5:10 p.m.

Mr. Rich Krapf, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 5/23/2018

TO: The Development Review Committee

FROM: Ellen Cook, Principal Planner

SUBJECT: C-0039-2018. Stonehouse 2018 Proposed Master Plan Amendment

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Attachment 1. Conceptual Amended Master Plan	Backup Material
☐	Attachment 2. Applicant's Land Use Narrative	Backup Material
☐	Attachment 3. Adopted 2007 Master Plan	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	5/17/2018 - 3:52 PM
Development Review Committee	Secretary, DRC	Approved	5/18/2018 - 10:54 AM

MEMORANDUM

DATE: May 23, 2018

TO: The Development Review Committee

FROM: Ellen Cook, Principal Planner

SUBJECT: C-0039-2018. Stonehouse 2018 Proposed Master Plan Amendment

The owners of the undeveloped acreage in the Stonehouse Planned Unit Development have begun discussions with the County about changes to the existing Stonehouse Master Plan and proffers which will require legislative approvals. The applicant has provided a conceptual amended Master Plan and a land use narrative (Attachment Nos. 1 and 2) which describe the proposed changes. For comparison, the adopted 2007 Master Plan is included as Attachment No. 3. In broad terms, the proposed changes include items such as the following:

- Maximum number and location of housing units
- Maximum square footage and location of non-residential development
- Size and location of the public use (school) site
- Infrastructure changes, including the planned road network

The applicant has requested that this item be placed on the Development Review Committee (DRC) agenda in order to discuss the project and seek input and questions from the DRC members. No action by the DRC is required.

EC/md
StonehsMPamend-mem

Attachments:

1. Conceptual Amended Master Plan
2. Applicant's Land Use Narrative
3. Adopted 2007 Master Plan

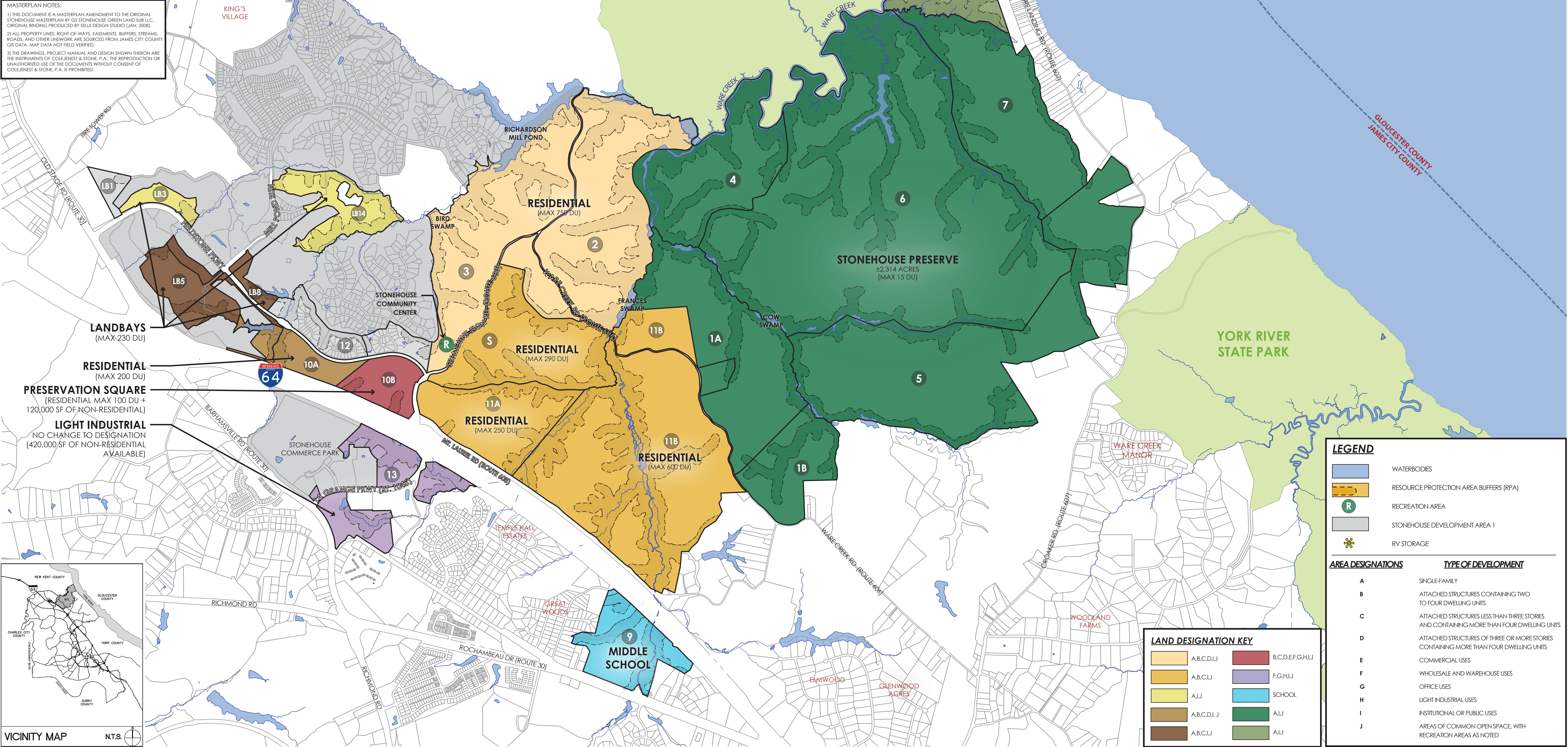
PERMITTED USE CATEGORIES BY TRACT						
Stonehouse # of Units Allowed						
Parcel	Acreage		Residential Density Allowed		Non-Residential Square Footage	
Landbay/Tract	Gross	Net	Minimum # of units	Maximum # of Units	2018 Density	2018 Density FAR
Landbay 1 ***	13.46	7.35	10	60	8	
Landbay 3 *	19.13	12.44	5	30	30	
Landbay 5 *	79.09	49.21	10	60	180	
Landbay 8 *	18.73	11.43	0	40	8	
Landbay 14 *	70.51	27.98	0	45	4	
Tract 12 ***	68.96	35.24	0	110	56	
				345	286	
Tract 2 *	326.84	115.68	150	400	400	
Tract 3 *	264.83	107.72	150	350	350	
Tract 10A *	51.95	24.53			200	
Tract 10B *	47.09	30.77			100	120,000
Tract 11A *	132.46	73.19		250	250	
Tract 11B *	503.51	317.73		600	600	200,000
Tract 5 *	178.94	113.38		300	300	
				750	2200	
Tract 1A *	255.53	192.97	200	1100	0	
Tract 1B *	98.11	64.36			0	
Tract 4 *	189.64	45.66	50	150	0	
Tract 5 *	493	264.99	25	400	0	
Tract #6 *	1006.16	412.44	500	2100	15	
Tract #7 *	257.14	115.5	75	300	0	
Tract #8 *	361.31	93.12	50	400	4	130,000
				4050	19	
Tract 13 *	95.12	48.86				420,000
Tract 9 *	88.73	33.49				School
	4619.84	2196.04		5145	2505	870,000
* NET AND GROSS AREAS OF LANDBAYS AND TRACT TRACT 12 ARE BASED ON THE APPROVED 2008 MASTERPLAN.						
** NET AND GROSS AREAS ARE BASED ON CURRENT GIS CITY COUNTY GIS DATA AS OF 10/20/2018.						
*** Not Part of Application						
Stonehouse Preserve						
Riverfront Preserve						

MASTERPLAN NOTES:

1) THIS DOCUMENT IS A MASTERPLAN AMENDMENT TO THE ORIGINAL STONEHOUSE MASTERPLAN BY GS STONEHOUSE GREEN LAND SUB LLC. ORIGINAL BINDING PRODUCED BY SELLER DESIGN STUDIO (JAN. 2008).

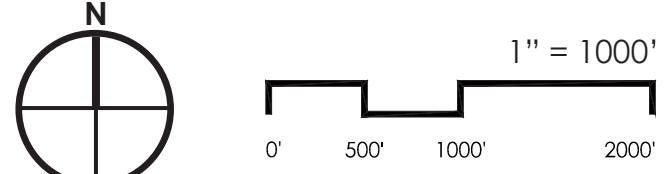
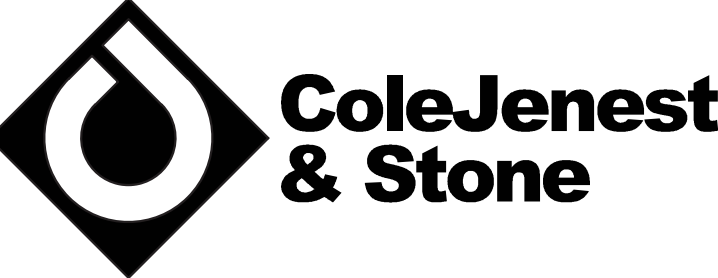
2) ALL PROPERTY LINES, RIGHT-OF-WAYS, EASEMENTS, BUFFERS, STREAMS, ROADS, AND OTHER UNWORK ARE SOURCED FROM JAMES CITY COUNTY GIS DATA. MAP DATA NOT FIELD VERIFIED.

3) THE DRAWINGS, PROJECT MANUAL AND DESIGN SHOWN THEREON ARE THE INSTRUMENTS OF COLEJENEST & STONE, P.A., THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.



STONEHOUSE MASTERPLAN

JAMES CITY COUNTY, VA
03/23/2018



LAND USE NARRATIVE

SCP-JTL Stonehouse Owner 1, LLC and SCP-JTL Stonehouse Owner 2, LLC are the owners of the remaining undeveloped acreage (the “Property”) located within the Stonehouse Planned Unit Development (approximately 4,500 acres). These entities constitute a joint venture between SilverCap Partners based in Charlotte, NC and JTL Capital based in Dallas, TX. They acquired the Property from the previous developer in 2016 and have been working diligently since that time to create a new vision and vibrancy for Stonehouse. Not long after acquiring the Property, they were approached by a public body with an interest in acquiring 2,500+ acres of the Property to be used as a wildlife management area. The public body saw the additional 2,500 acres as a very desirable complement to the approximately 2,700 acres in New Kent County on the opposite side of the Ware Creek from Stonehouse purchased by the Commonwealth of Virginia in 2016.

The ownership was initially skeptical of such a large scale change in use and preservation of open space. However, they carefully reviewed the concept against their long term vision and objectives for the Stonehouse project. As a result, they determined that such a large scale preservation concept could be feasible.

It was quickly determined that in order to implement such a concept, a master plan amendment or other zoning changes would be required. While a public body is the preferred buyer, given the peculiarities of how public entities buy property as well as evolving politics, priorities, and budgets, it would be a poor business strategy to embark on a process to change the master plan for the Property solely in reliance on a public body as the prospective purchaser. Accordingly, the ownership performed market analyses to determine whether, as an alternative, the preservation area would be marketable to private buyers (in whole or in multiple, large estate properties). Based on these analyses, the ownership concluded that a private disposition strategy was a feasible alternative, and committed to moving forward with the master plan amendment process.

Preservation Area

The proposed amended master plan would establish approximately 2,700 acres of the Stonehouse PUD along Ware Creek and the York River as a preservation area and limit the total number of homes that can be located on the property to 19. The ownership would, obviously, like to preserve the maximum amount of flexibility possible to facilitate the sale of the preservation areas. The more flexibility in the potential use of the property, the larger the pool of potential buyers. That said, we understand and appreciate that we need to strike a balance between the flexibility we seek and the interests of the County and the community. Uses of the property, as we envision it, could range from (i) a single owner (e.g., a public body, a single private buyer, or a group of private buyers) for recreational purposes, to (ii) 19 estate properties (e.g., single family homes on 100 +/- acre parcels), to (iii) clustered homes on more traditionally sized lots with extensive open space areas, to (iv) some combination of the foregoing. The preservation area is divided into 2 sub-areas: Stonehouse Preserve (2,314 acres – 15 homes) and Riverfront Preserve (361 acres – 4 homes).

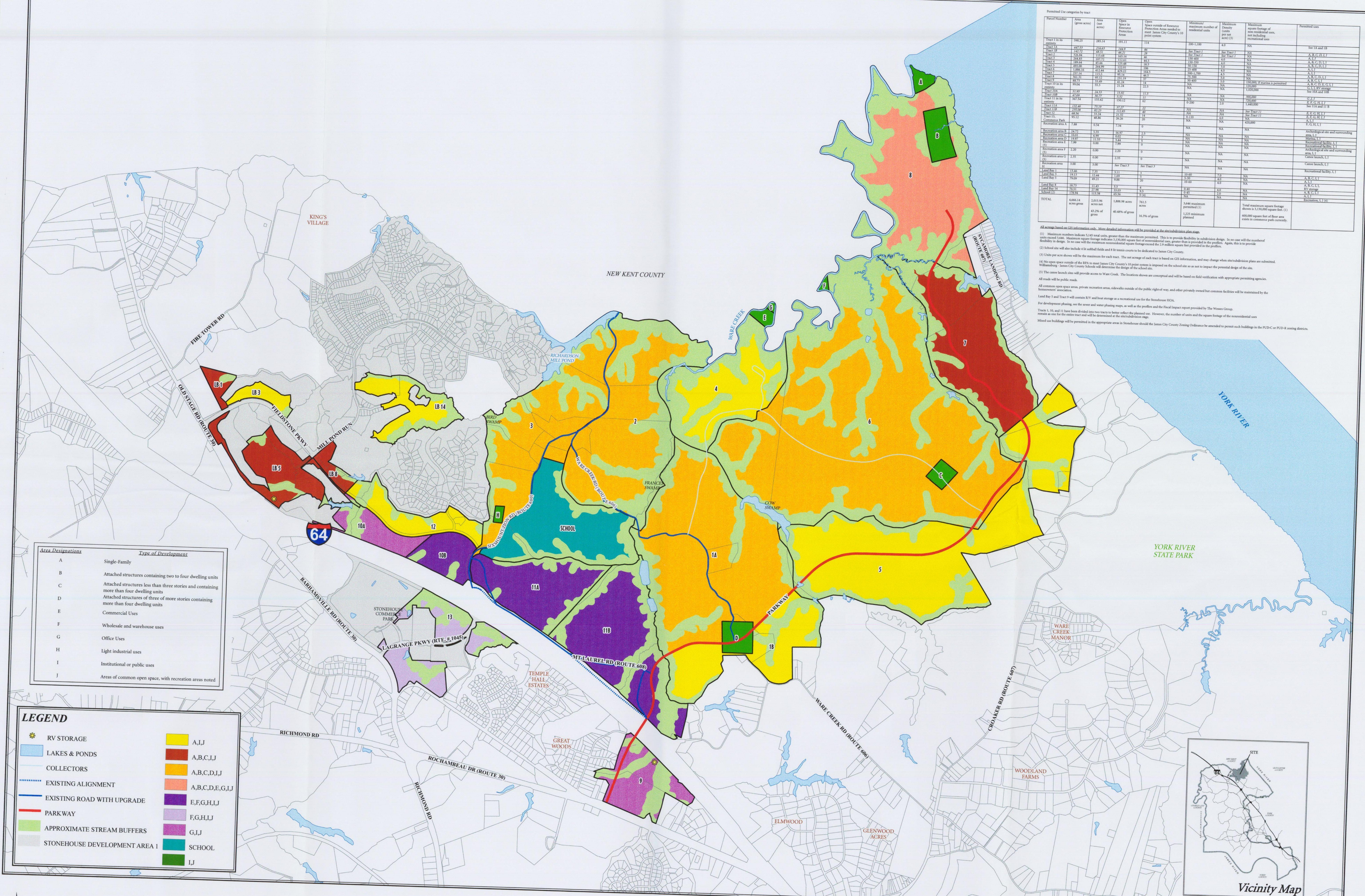
Remaining Development Areas

With a reduction in over 1,100 residential units within the Stonehouse PUD, it was determined that it was no longer appropriate to have a school site located within the inner core of Stonehouse. Accordingly, the school site has been relocated to Tract 9 located on Rt. 30 south of I-64 in a more regionally oriented location.

It was also determined that I-64 is an appropriate demarcation point for the light industrial uses in the Stonehouse Commerce Park and the predominantly residential uses north of I-64, understanding that such uses would conflict with the residential character of the area. Additionally, it was determined that, except for neighborhood commercial uses, there is extremely limited viability for non-residential uses, particularly light industrial uses, north of I-64 due to the poor access and remote nature of the location. Such uses are more viable and better oriented along Rt. 30 near the I-64 interchange in such areas as the Hazelwood Economic Opportunity Area. Accordingly, Tract 11 is now shown to contain residential uses consistent with the character of the surrounding area.

Lastly, in an effort to create a second “front door” to Stonehouse and establish a vibrant community focal point, Tract 10B is envisioned to be a Town Square concept with a mix of neighborhood commercial uses, public open space, and high density residential uses.

The concept for this master plan amendment is still a work in progress. There are many details to be worked through and a community engagement process that we need to implement, but we felt the vision for the changes have reached a level of clarity worthy of conceptual review by the DRC.



Permitted use categories by tract										Permitted uses
Parcel Number	Area (gross acres)	Area (net acres)	Open Space as a Percentage of Area	Open Space outside of Reserve Protection Area needed to meet James City County's 10 point system	Minimum/maximum number of residential units	Maximum Density (units per acre)	Minimum square footage of non-residential uses, not including recreational uses	Minimum square footage of non-residential uses, not including recreational uses	Minimum square footage of non-residential uses, not including recreational uses	
Tract 1 to its entirety	298.25	285.14	191.11	114	200-1,100	4.0	NA	NA	NA	See 1A and 1B
Tract 2	247.53	232.03	144	86	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 3	142.72	68.57	68.57	35	See Tract 1	NA	NA	NA	NA	A, F, J
Tract 4	152.44	117.88	88.54	45	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 5	284.43	187.72	112.63	46	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 6	189.44	127.48	144.5	45	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 7	493.89	264.59	112.03	46	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 8	1,068.16	412.44	156.7	76	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 9	237.14	115.3	46.5	46	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 10	361.31	48.5	11.34	14	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 11 to its entirety	88.73	33.49	41.34	14	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 12	99.44	35.5	11.34	14	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 13	31.55	24.53	17.47	11	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 14	2.69	0.77	0.32	1	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 15 to its entirety	207.54	155.42	100.12	40	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 16	172.45	75.72	37.37	37	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 17	101.58	42.37	17.81	40	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 18	45.56	23.24	11.32	11	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Tract 19	95.12	48.46	20.26	20	See Tract 1	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Commuter Park	NA	NA	NA	NA	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area A	7.88	0.54	0.34	0	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area B	4.97	3.35	18.97	2.5	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area C	10.03	0.59	0.02	0	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area D	13.93	11.93	3.44	0	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area E	7.99	0.00	0.00	0	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area F	2.30	0.00	0.00	0	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area G	2.35	0.00	0.00	0	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Recreation area H	3.00	3.00	See Tract 3	See Tract 3	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Land Bay 1	10.46	7.35	3.11	3	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Land Bay 2	12.13	12.44	9.09	10	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Land Bay 3	79.09	49.21	9.44	20	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Land Bay 4	16.73	11.43	3.3	4	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
Land Bay 5	76.53	27.38	13.03	5.5	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
School (1)	178.94	113.38	45.56	0.14	NA	NA	NA	NA	NA	A, B, C, D, E, F, G, H, I, J
TOTAL	4,666.14	2,615.56	1,888.98	761.5	3,646 maximum permitted (1)	1,225 minimum	66,000 square feet of floor area	66,000 square feet of floor area	66,000 square feet of floor area	66,000 square feet of floor area
		43.2% of gross	40.48% of gross	16.7% of gross						

All acreage based on GIS information only. More detailed information will be provided at the site subdivision plan stage.

(1) Minimum numbers indicate 5.145 total units, greater than the maximum permitted. This is to provide flexibility in subdivision design. In no case will the number of units exceed 1,046. Maximum square footage indicates 3,130,000 square feet of non-residential uses, greater than is provided in the profiles. Again, this is to provide flexibility in design. In no case will the maximum non-residential square footage exceed the 2.5 million square feet provided in the profiles.

(2) School site will also include 4 1/2 football fields and 8 1/2 tennis courts to be dedicated to James City County.

(3) Units per acre shown will be the maximum for each tract. The net acreage of each tract is based on GIS information, and may change when site subdivision plans are submitted.

(4) No open space outside of the RPA to meet James City County's 10 point system is imposed on the school site as so as not to impact the potential design of the site. Williamson, James City County Schools will determine the design of the school site.

(5) The canoe launch site will provide access to Ware Creek. The location shown is conceptual and will be based on field verification with appropriate permitting agencies. All roads will be public roads.

All common open space areas, private recreation areas, sidewalks outside of the public right of way, and other privately owned but common facilities will be maintained by the homeowners association.

Land Bay 5 and Tract 3 will contain RV and boat storage as a recreational use for the Stonehouse HOA.

For development phasing, see the cover and site plan maps, as well as the profiles and the Fiscal Impact report provided by The Wesnes Group.

Tracts 1, 10, and 11 have been divided into two tracts to better reflect the planned use. However, the number of units and the square footage of the non-residential uses remain as one for the entire tract and will be determined at the site subdivision stage.

Mixed use buildings will be permitted in the appropriate areas in Stonehouse should the James City County Zoning Ordinance be amended to permit such buildings in the PUD-C or PUD-R zoning districts.

Area Designations

Designation	Type of Development
A	Single-Family
B	Attached structures containing two to four dwelling units
C	Attached structures less than three stories and containing more than four dwelling units
D	Attached structures of three or more stories containing more than four dwelling units
E	Commercial Uses
F	Wholesale and warehouse uses
G	Office Uses
H	Light industrial uses
I	Institutional or public uses
J	Areas of common open space, with recreation areas noted

LEGEND

RV STORAGE	A, I, J
LAKES & PONDS	A, B, C, I, J
COLLECTORS	A, B, C, D, I, J
EXISTING ALIGNMENT	A, B, C, D, E, G, I, J
EXISTING ROAD WITH UPGRADE	E, F, G, H, I, J
PARKWAY	F, G, H, I, J
APPROXIMATE STREAM BUFFERS	G, I, J
STONEHOUSE DEVELOPMENT AREA I	SCHOOL
	I, J

STONEHOUSE MASTER PLAN
GS STONEHOUSE GREEN LAND SUB LLC
JAMES CITY COUNTY, VA
JANUARY, 2008

BINDING

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