

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 12TH DAY OF JULY, NINETEEN HUNDRED EIGHTY-EIGHT, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

Jack D. Edwards, Chairman, Berkeley District
 Thomas D. Mahone, Vice-Chairman, Jamestown District
 Perry M. DePue, Powhatan District
 Thomas K. Norment, Jr., Roberts District
 Stewart U. Taylor, Stonehouse District

David B. Norman, County Administrator
 Frank M. Morton, III, County Attorney

Mr. Edwards made a motion to convene into executive session to discuss a legal matter pursuant to Section 2.1-344(a)(6) of the Code of Virginia, 1950, as amended.

On a roll call, the vote was AYE: Norment, Taylor, Mahone, DePue, Edwards (5). NAY: (0).

The Board reconvened at 7:35 p.m. for a joint work session with the Planning Commission to discuss the Richmond Road Strategy.

Planning Commission members in attendance were: Fred Belden, A.G. Bradshaw, Willafay McKenna, Alexander Kuras, William Brown, Gary Massie, and Robert Magoon.

Considerable discussion was held regarding the priority of planning issues with recommendations from staff, who had prepared a schedule for completion. The schedule was approved by Board consensus.

Mr. Edwards recessed the work session at 8:35 p.m.

Mr. Edwards reconvened the Board into open session at 8:45 p.m.

1. Ford's Colony - Phasing Plan for Road Improvements

Staff recommended approval of the analysis and phasing plan.

Mr. DePue made a motion to approve the resolution.

On a roll call, the vote was AYE: Norment, Taylor, Mahone, DePue, Edwards (5). NAY: (0).

R E S O L U T I O N

FORD'S COLONY - PHASING PLAN FOR ROAD IMPROVEMENTS

WHEREAS, Ford's Colony has submitted a phasing plan for road improvements proffered as part of the Master Plan approved on October 5, 1987.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby approves the attached agreement between James City County and Realtec Incorporated providing for the approval of the phasing plan as described herein authorizes and directs the Chairman of the Board of Supervisors to execute that certain Agreement dated June 20, 1988, by and between Realtec, Inc., and the County of James City.

2. Refuse Container Truck - Lease

By consensus, the Board agreed that staff proceed with a lease from Avis Rent-A-Car for \$54,012 for FY 89.

3. Appointment of Deputy Clerk to the Board of Supervisors

Mr. DePue made a motion to approve the resolution.

On a roll call, the vote was AYE: Norment, Taylor, Mahone, DePue, Edwards (5). NAY: (0).

R E S O L U T I O NAPPOINTMENT OF DEPUTY CLERK TO THE BOARD OF SUPERVISORS

WHEREAS, the County Administrator is the Clerk to the Board of Supervisors of James City County; and

WHEREAS, it is respectfully requested by the County Administrator to appoint the Assistant County Administrator as Deputy Clerk to the Board of Supervisors to facilitate execution of certain documents in the absence of the Clerk to the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County does hereby appoint the Assistant County Administrator as Deputy Clerk to the Board of Supervisors and designates the Deputy Clerk to perform the duties in the absence of the Clerk.

The Board convened into a work session with the Industrial Development Authority at 8:50 p.m.

All Industrial Development Authority members were present, including newly appointed George Hudgins.

Mr. Brent D. Sheffler, Economic Development Coordinator, presented the Economic Development Strategy.

The Industrial Development Authority members expressed support for the strategy.

Mr. Mahone made a motion to approve the resolution.

On a roll call, the vote was: AYE: Norment, Mahone, DePue, Edwards (4). NAY: Taylor (1).

R E S O L U T I O NECONOMIC DEVELOPMENT STRATEGY

WHEREAS, economic development is a valid purpose for the expenditure of public funds; and

WHEREAS, economic development is both a program and a process that is an important function of local government; and

WHEREAS, the Economic Development Strategy outlines the formal activities and the direction of County efforts in economic development during Fiscal Year 1988-1989; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County as follows:

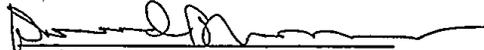
1. That the Economic Development Strategy proposed by the James City County office of Economic Development, dated July, 1988, is hereby approved;

2. That its mission is to foster the development of a diversified and healthy economic base which enhances the quality of life in James City County;
3. That the establishment of goals and objectives which focus James City County's economic development efforts for 1988-1989 comprise the herein adopted Economic Development Strategy.

Mr. Edwards made a motion to adjourn the meeting.

On a roll call, the vote was AYE: Norment, Taylor, Mahone, DePue, Edwards (5). NAY: (0).

The Board adjourned at 9:27 p.m.


David B. Norman
Clerk to the Board

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THIS AGREEMENT, made this 20TH day of JUNE, 1988, between THE COUNTY OF JAMES CITY, a Virginia political subdivision (JCC); and REALTEC INCORPORATED (formerly FORD'S COLONY AT WILLIAMSBURG, INC.), a North Carolina corporation (REALTEC).

JCC has previously approved a Master Plan for the development of Ford's Colony at Williamsburg and has approved amendments thereto subject to Proffers set forth in a document dated March 11, 1987 entitled "FORD'S COLONY PROFFERS" (the Proffers) and subsequently restated in a document dated October 1, 1987 entitled "RESTATED FORD'S COLONY PROFFERS" (the Restated Proffers), and

Paragraph 3 of the Proffers and Paragraph 1) of the Restated Proffers requires REALTEC to submit to JCC for approval by its Board of Supervisors, a phasing plan for the installation of the roadway and intersection improvements which REALTEC set forth in the Proffers, and

REALTEC has submitted such phasing plan supported by a Traffic Impact Study dated April, 1988, prepared by Wilbur Smith Associates, copies of which have been delivered to JCC, and which is incorporated herein by this reference, and

The phasing plan attached hereto as Exhibit A is acceptable to REALTEC and to JCC.

THEREFORE, THIS AGREEMENT WITNESSETH:

1) REALTEC covenants and agrees that it will construct each of the roadway and intersection improvements set

forth in the Proffers and Restated Proffers in accordance with the schedule set forth in Exhibit A. Each of such improvements shall be begun and expeditiously completed when the number of residential building permits issued by JCC for family dwelling units within the Ford's Colony development equals the number of units set forth in Column A or Column B of Exhibit A opposite the particular improvement proffered by REALTEC. Each individual dwelling unit within a multi-family structure shall be considered a separate "residential building permit" for the purposes of the schedules set forth in Exhibit A. The 310-room hotel/convention center shown on the Master Plan when built, shall equal 428 "residential building permits" for purposes of the schedule set forth in Exhibit A. Column A of Exhibit A sets forth the residential building permits in addition to the 310-room hotel/convention center. In the event that the hotel/convention center is not built, then Column B of Exhibit A sets forth the schedule of construction.

2) Five years after the date of this Agreement and each five years thereafter, REALTEC shall submit to the County Planning Department for their approval a traffic impact study by an independent traffic consultant showing then existing and anticipated traffic volume. Should any such approved study require acceleration of the schedule set forth in Exhibit A, REALTEC will conform to the schedule shown to be necessary by such approved study, or studies. If such approved study, or studies, justifies delay in the schedule or deletion of any of

Exhibit A

<u>Proffer Number</u>	<u>Column A</u>	<u>Column B</u>
	Residential Building Permits if Hotel Built	Residential Building Permits if Hotel Not Built
(a) Installation of traffic signals:		
(i) Williamsburg West Drive/ Longhill Road	1,808 units	2236 units
(ii) News Road Entrance	3,250 units	3250 units
(iii) Ford's Colony Drive/ Longhill Road	519 units	947 units
(b) Installation of left and right turn lanes		
(i) News Road Entrance	2,175 units	2603 units
(ii) Centerville Road/Old Manchester Drive	519 units Note: Completed 1987	947 units
(c) Construct Williamsburg West Drive:		
(i) Establish right of way for four lane road to Longhill Road	1,117 units Note: Partially complete 1988	1545 units
(ii) Construct two lane private road (Williamsburg West Drive) to Longhill Road	1,117 units Note: Phase I construction-1988	1545 units
(iii) If VDOT does not permit construction of an intersection with Route 199 as set forth in Paragraph (g) below, widen the initial two lane road to a four-lane road.	2,500 units	2928 units
(d) Installation of dual through lanes on Route 612, dual left turn on Route 612 to Williamsburg West Drive; right turn on Route 612 to Williamsburg West Drive; dual right turn on Williamsburg West Drive to Route 612:		
(i) Construct intersection of Williamsburg West Drive and Longhill Road with:	1,117 units	1545 units

Right turn lane on Williamsburg West Drive onto Longhill Road; Right turn lane on Longhill Road onto Williamsburg West Drive; and Left turn lane on Longhill Road onto Williamsburg West Drive.

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| (ii) Add two through lanes on Longhill Road. | 2,175 units | 2603 units |
| (iii) Add lane for dual left turn lanes on westbound Longhill Road onto Longhill Road onto Williamsburg West Drive. | 2,500 units | 2928 units |
| (iv) Add lane for dual right turn on Williamsburg West Drive onto Longhill Road. | 3,250 units | 3250 units |
| (e) Installation of right turn lane on Longhill Road onto Ford's Colony Drive. | 519 units | 947 units |
| (f) Dedication of 15 foot strip of land and construction of improvements to create a four lane road from Williamsburg West Drive to the proposed intersection of Longhill Road with Route 199. | 1,117 units | 1545 units |
| (g) Payment of \$230,000 to VDOT for the installation of an intersection at a point on Ford's Colony where Route 199 crosses the property and as may be approved by VDOT, including, the installation of appropriate turn lanes and traffic signals to the extent required by VDOT. | As required by VDOT when construction begins | |