

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 22ND DAY OF FEBRUARY 2011, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. CALL TO ORDER

B. ROLL CALL

Mary K. Jones, Chairman, Berkeley District
Bruce C. Goodson, Vice Chair, Roberts District
James G. Kennedy, Stonehouse District
James O. Icenhour, Jr., Powhatan District
John J. McGlennon, Jamestown District

Robert C. Middaugh, County Administrator
Leo P. Rogers, County Attorney

C. BOARD DISCUSSIONS

1. Zoning Ordinance Update

Ms. Tammy Rosario, Principal Planner, explained that the purpose of the work session was to update the Board on the Zoning Ordinance Update process and get feedback from the Board.

a. Economic Opportunity

Ms. Rosario highlighted the request for an Economic Opportunity (EO) zone and noted special criteria and considerations related to submittal requirements for plans, balance of uses, tiered density, transfer for development rights, construction phasing, complementary design elements, approved uses, buffers, height limits, and setbacks. She reviewed the Policy Committee feedback with an emphasis on the need for community involvement in the process.

Discussion was held on the EO zone in the Zoning Ordinance Update. The Board and staff discussed preservation of rural lands in the County and opportunities to opt out of master planning properties in the EO zone. Mr. Icenhour indicated his discomfort with the property owner being unable to opt out of the program. Mr. Jack Fraley, Chairman, Planning Commission, indicated that the Planning Commission agreed with staff's recommendation on this matter.

Discussion was held on areas designated as EO zones in the County and the criteria used to determine this status. The possibility of light rail service was a consideration for the future of the economic development in the area. Light industry, research and technology, and office spaces were the focus of the EO zones balanced with commercial and residential components. The Board and staff discussed a comparison to EO models from other localities and possible phasing triggers for complementary development. Discussion was held about the types of residential housing that would be available in the area in relation to the types of industries in the EO zone, including workforce housing. The Board discussed ways to make the EO zone a

receiving zone for development from other areas. Staff discussed creating scenarios related to limiting housing units to the by-right residential units per acre under the original zoning with the contrasting factor of the necessary units per acre for transportation infrastructure. Discussion was held on possible strategies to build higher buildings with a smaller building footprint.

Discussion was held on density requirements for transportation infrastructure. There was discussion about establishing a residential development cap at 10 percent or less versus transfer of development rights for residential development in the EO zone. Discussion was held on building heights and predictability in the Zoning Ordinance in order to market the area to potential commercial investors with minimal waiver requirements. Discussion was held about tax revenue that would be collected on taller commercial office spaces in comparison to the demand on infrastructure. Discussion was held about balancing development with flexibility for businesses and assistance from the Economic Development office to attract incoming enterprises. The Board discussed employment in James City County and the types of businesses that the County wants to attract for a diverse, robust economy.

Discussion was held on funding efforts for the Mooretown Road extension construction, roadway priorities, and infrastructure costs in relation to the master planning of the EO zone. Mr. Hicks reminded the Board that the Mooretown Road extension is specifically recommended in the Comprehensive Plan and the special regional funding identified by staff will complete the required study without using local funds. Chairman Jones polled the Board on their preferences for this project. Supervisors Kennedy, Goodson, and Jones expressed support and Supervisors Icenhour and McGlennon expressed opposition. The majority of the Board agreed to move forward with the application. Mr. Icenhour requested a detailed construction and financial plan for the Longhill Road project.

The Board discussed the phasing of residential and commercial development and the ratio of commercial and residential units in Mixed Use developments. The Board and staff discussed upcoming revisions to the Mixed Use section of the Zoning Ordinance.

Mr. Fraley commented on behalf of the Policy Committee and responded to questions of flexibility in development, business, residential units, and building heights.

The Board asked to evaluate the benefits of phasing in primary commercial units prior to introducing the residential units.

At 5:36 p.m., the Board took a break.

At 5:42 p.m., the Board reconvened.

b. Commercial Districts

Ms. Rosario highlighted recommendations related to commercial districts, including shifting the Development Review Committee (DRC) for a more strategic role, implementing triggers for DRC review, infill development, and commercial special use permit thresholds for square footage, but not vehicle trips. She noted that the Policy Committee generally agreed with staff's recommendations.

Discussion was held on the role and mission of the DRC as a body that evaluates individual development cases administratively. Staff noted that the timing of the DRC input would allow for an enhanced conceptual review process, and the plan could return to the DRC for additional review and additional follow-up.

The Board and staff discussed changes to triggers for legislative review, including specific types of

The majority of the Board expressed support for moving forward with staff's recommendations.

Mr. Fraley explained that the Policy Committee recommended a more nuanced approach to changing the triggers by location, parcel size, or use to give some flexibility to the application of the triggers.

c. Cumulative Impact Investigation

Ms. Rosario explained that the Planning Division researched and gathered information on how to do these evaluations, and this type of modeling was a new venture. She explained that this was a multiple-stage process, and the focus of the input from the Policy Committee dealt with the types of impacts to be assessed, frequency of reporting, and preferred report format. She explained that the Policy Committee recommended moving forward on the staff-oriented initial phase of the process and requested that impacts including schools, transportation, environment, and water and sewer should be considered in an annual report in a graphic and spreadsheet format.

Discussion was held on the possibility of receiving impacts based on approved but unbuilt residential units when calculating traffic and infrastructure needs and fiscal impact on the community. The Board discussed the implications of these measures on affordable housing. There was discussion about proffers and how to create a good decision-making tool to help address applications in the short-term and the future.

The Board agreed that this should be a working tool that is updated and reported semi-annually. Discussion was held on how staff could incorporate these reports into the Geographic Information System (GIS) database or CaseTrak to make it available to the public.

d. Development Standards

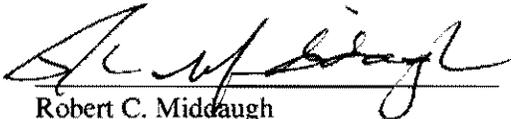
Ms. Rosario explained that Development Standards discussion has been broken down into two topics, one of which includes the Floodplain Ordinance, Landscaping, Community Character Corridor buffers, Parking lot landscaping, and Outdoor operations and storage. She highlighted the changes, which updated the ordinance to reflect current practices and needed references, increase predictability, or address specific problems with application of the ordinance. She commented on the Policy Committee feedback and comments on floodplain changes and preservation of vegetation during development.

The Board discussed changing specific standards related to landscaping to allow for hearty, attractive vegetation that would flourish. Discussion was held about the sizes, percentages, and types of landscaping that would be required.

Due to time constraints, the Board decided to continue the discussion to another work session date.

D. BREAK

At 6:38 p.m., the Board took a break.


Robert C. Middaugh
Clerk to the Board