

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 26TH DAY OF APRIL 2011, AT 5:30 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 DISCUSSION

1. Zoning Ordinance Update

Workforce and Affordable Housing:

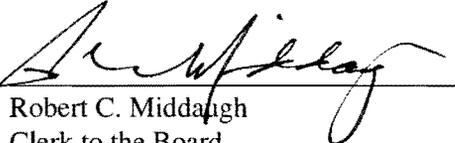
The Board and staff revisited the concepts of affordable and workforce housing definitions and the desired percentage of these types of housing. Discussion was held about how to establish and maintain a County policy in relation to workforce and affordable housing to maintain a good balance in the community. Discussion was held about vacancy rates of low-income housing and apartments. Discussion was held about the impacts of rental properties, mixed-use housing, and soft-second mortgages for affordable housing. Mr. Kennedy asked for housing inventory data about how effectively the current affordable units were being used and where the occupants worked. The Board and staff discussed incentives for workforce and affordable housing developments. Discussion was held on cluster overlay development and how it could be incorporated into discussions related to affordable and workforce housing.

Redevelopment, Infill Development, and Cluster Overlay:

Discussion was held about the Redevelopment zoning designation and the procedure for infill and redevelopment. Discussion was held about the impact of cash proffers on stale zoning and the need for more appropriate zoning in certain cases. Discussion was held about the impact of foreclosures and reductions in real estate prices on redevelopment. Ms. Jones expressed that she preferred to have redevelopment cases and rezonings originate in the market rather than as a result of zoning designation. Discussion was held about encouraging multi-modal transportation and accessibility for developments. The Board and staff discussed development densities in Resource Protection Areas (RPAs) and other protected areas.

D. BREAK

At 6:37 p.m., the Board took a break.



Robert C. Middaugh
Clerk to the Board

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