

RESOLUTION

JAMES CITY COUNTY ECONOMIC OPPORTUNITY DISTRICT

CONSTRUCTION PHASING GUIDELINES

WHEREAS, the task of creating the Economic Opportunity Zoning District was undertaken as a part of the Board of Supervisors adopted methodology for the zoning ordinance update in May 2010; and

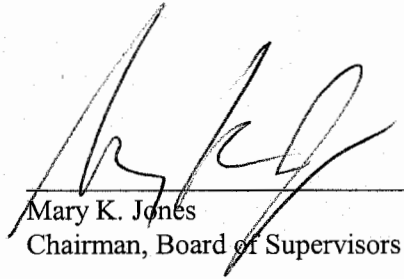
WHEREAS, the 2009 Comprehensive Plan referenced the importance of construction phasing to ensure residential development did not take place before a majority of commercial/industrial development was completed; and

WHEREAS, after meeting with the Policy Committee, the Planning Commission, and the Board of Supervisors, the following policy is recommended for all Economic Opportunity area development.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby endorse the following:

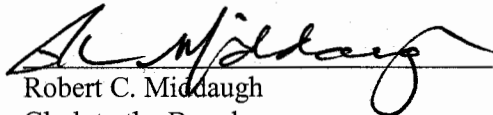
Construction within the Economic Opportunity development shall be sequenced in accordance with a project build-out schedule submitted for review as a part of the initial application, and approved by the board of supervisors. As a guideline, project proposals that adhere to the following sequencing requirements will be considered consistent with the objectives of the phasing plan:

1. Building permits for 20 percent of the primary workplace square footage, as proposed on the master plan, must be issued prior to commencing any residential construction; and
2. Any certificate of occupancy must be issued for at least 50 percent of the primary workplace square footage, as designated on the master plan, prior to building permits being issued for any residential unit above 50 percent of the total proposed units as shown on the master plan; and
3. Prior to issuance of building permits for construction of the final 10 percent of the residential units, any certificates of occupancy must be issued for at least 90 percent of the primary workplace square footage as shown on the master plan.



Mary K. Jones
Chairman, Board of Supervisors

ATTEST:



Robert C. Middaugh
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of
September, 2011.

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