

RESOLUTION

CASE NO. LU-0002-2014. 8491 RICHMOND ROAD (TAYLOR FARM)

LAND USE DESIGNATION CHANGE

- WHEREAS, at its June 23, 2015 meeting, the Board of Supervisors of James City County adopted the James City County Comprehensive Plan "Toward 2035: Leading the Way;" and
- WHEREAS, at its June 23, 2015 meeting, the Board of Supervisors postponed one component of the Comprehensive Plan, which was a land use designation change request submitted as Case No. LU-0002-2014. 8491 Richmond Road (James City County Real Estate Tax Map Parcel No. 1210100032); and
- WHEREAS, the request was to change the property from Rural Lands, Low Density Residential and Mixed Use to Economic Opportunity (EO) and to expand the Primary Service Area (PSA) to encompass the entire property; and
- WHEREAS, at its March 14, 2017 meeting, the Board of Supervisors reviewed updated information pertinent to this request and voted 4-1 to remand the request to the Planning Commission; and
- WHEREAS, at its April 5, 2017 meeting, the Planning Commission voted 4-3 to recommend approval of expansion of the PSA to include the entirety of the property, and 7-0 to recommend approval of an Economic Opportunity designation with specific designation description language as follows:

For the Toano/Anderson's Corner Area, the recommended uses are industrial, light industrial and office uses. Businesses that take advantage of the unique assets of the property or use agricultural or timber industry inputs are highly encouraged. In order to support Toano as the commercial center of this part of the County, retail commercial is not a recommended use unless accessory to the recommended uses. Any residential uses should be subordinate to and in support of the primary economic development uses. In addition, the location and amount of any residential uses should be depicted as an integrated element of the larger Master Plan for the area, should be limited to the amount or percentage allowed in the Economic Opportunity Zoning District and should not be developed prior to a significant portion of the primary economic development uses. As expressed in the general Economic Opportunity language, the Master Plan for this area should demonstrate appropriate variation in uses, densities/intensities, pattern and design such that new development is compatible with the character of surrounding areas. In particular for this site, buffers, open space or other similar mechanisms should be used along the southwest and western property lines in order to provide a transition to areas designated Rural Lands, and the site design and architecture should respect the local rural character and nearby historic structures. Maintaining mobility on Route 60 is also a significant consideration, so development should utilize best practices for access management.

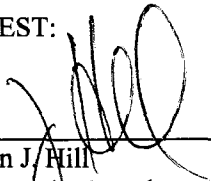
WHEREAS, the Board of Supervisors finds the proposed changes to the Comprehensive Plan to be consistent with prudent planning.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approve Case No. LU-0002-2014 by changing the land use designation to EO, expanding the PSA to include the entirety of the property, and including specific designation description language for the Toano/Anderson's Corner Area, and directs that the James City County Comprehensive Plan Land Use Map and Land Use Map Descriptions and Development Standards chapter be updated accordingly.



Kevin D. Onizuk
Chairman, Board of Supervisors

ATTEST:



Bryan J. Hill
Clerk to the Board

VOTES

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	—	✓	—
SADLER	✓	—	—
HIPPLE	✓	—	—
LARSON	—	✓	—
ONIZUK	✓	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of May, 2017.

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