

A G E N D A
JAMES CITY COUNTY BOARD OF SUPERVISORS
BUSINESS MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 27, 2021
1:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATION

1. Capital to Capital Trail Fitness Equipment Recognition
2. Greater Williamsburg Trauma Informed Community Network Resilience Week Proclamation
3. Briefing on the Engage 2045 Comprehensive Plan Update Process

D. BOARD DISCUSSIONS

1. P&R Master Plan Updates
2. FY2021 Financial Update/FY2022 Budget Work session

E. CONSENT CALENDAR

1. Minutes Adoption
2. Chesapeake Bay Preservation Ordinance Violation - 210 Red Oak Landing
3. Chesapeake Bay Preservation Ordinance Violation - 5023 Fenton Mill Road
4. Contract Award - Building F Data Center and Audio/Visual Room HVAC Replacement - \$288,418
5. Seventh Amended Charter Agreement of the Hampton Roads Workforce Council
6. Covid-19 Homeless Emergency Response Program (CHERP) Funding
7. Contract Award - Rock Solid Janitorial - \$218,583
8. A Resolution in Support of Housing Partnerships, Inc. Pursuit of Funding for Powhatan Terrace

F. BOARD CONSIDERATIONS

1. Resolution Approving a Plan to Refinance Certain Public Facilities Projects through the Issuance of Revenue Refunding Bonds by the Economic Development Authority of James City County, Virginia

G. BOARD REQUESTS AND DIRECTIVES

H. REPORTS OF THE COUNTY ADMINISTRATOR

I. CLOSED SESSION

1. Discussion or consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; in particular, 3 parcels of real property along Ironbound Road pursuant to Section 2.2-3711(A)(3) of the Code of Virginia
2. Discussion or consideration of the acquisition of real property for a public purpose where

discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; in particular, the property at 101 Mounts Bay Road pursuant to Section 2.2-3711(A)(3) of the Code of Virginia

3. Discussion of an award of a public contract for the use of the Ambler's House at the Jamestown Beach Event Park including discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia

J. ADJOURNMENT

1. Adjourn until 5 p.m. on May 11, 2021 for the Regular Meeting

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Jason Purse, Interim Director of Parks and Recreation

SUBJECT: Capital to Capital Trail Fitness Equipment Recognition

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/19/2021 - 8:54 AM

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Social Services Director

SUBJECT: Greater Williamsburg Trauma Informed Community Network Resilience Week Proclamation

ATTACHMENTS:

	Description	Type
📎	Resilience Week Proclamation Memorandum	Cover Memo
📎	Resilience Week Proclamation	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Social Services	Vinroot, Rebecca	Approved	4/7/2021 - 10:44 AM
Publication Management	Daniel, Martha	Approved	4/7/2021 - 10:47 AM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 7:45 AM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:17 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:18 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:27 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services

SUBJECT: Proclaiming May 2-8, 2021 as Resilience Week in James City County

For the past two years, James City County and a group of community stakeholders as part of the Greater Williamsburg Trauma Informed Community Network (GW-TICN), have been working together to promote and support a trauma-aware, resilient, and compassionate community.

Representatives of the GW-TICN are from public and private community organizations, which serve individuals and families throughout James City County, the City of Williamsburg, York County, and the City of Poquoson. Members are distributed across several subcommittees to include Public Awareness/Training, Health, Legal, Schools, and Racial Trauma.

Research shows that adverse childhood experiences (ACEs) is defined as potentially traumatic events that occur in childhood, such as experiencing violence, abuse, or neglect, which have a tremendous impact across the lifespan of an individual. In addition, that building resilience to buffer against potential ACEs is a community responsibility that affects the current and future quality of life in the community.

During Resilience Week, activities are planned for the community, which promote the Mind, Body, and Spirit for all ages. Additionally, James City County specific activities will be planned.

Staff respectfully requests that the Board officially proclaim May 2-8, 2021, as Resilience Week in James City County.

RV/md
ResilienceWk21-mem

Attachment

PROCLAMATION

PROCLAIMING MAY 2-8, 2021 AS RESILIENCE WEEK

WHEREAS, *all community members are vital to our locality's success, prosperity, and quality of life, and their experiences and relationships are vital to forming a strong foundation for healthy development; and*

WHEREAS, *families need safe, stable, nurturing communities, and positive connections with caring individuals to foster healthy development; and*

WHEREAS, *adverse childhood experiences ("ACEs") are traumatic events that occur in childhood, such as experiencing violence, abuse, or neglect, which have a tremendous impact across the lifespan of an individual; and*

WHEREAS, *building resilience to buffer against ACEs is a community responsibility that affects the current and future quality of life in the community; and*

WHEREAS, *investing in programs, strategies, and policies that support children and adults can help to ensure that communities develop resilience; and*

WHEREAS, *the Greater Williamsburg Trauma Informed Community Network encourages all individuals, families, groups, and organizations to work together in efforts to promote and foster resilience, thereby ensuring positive childhood experiences and strengthening our communities.*

NOW, THEREFORE, BE IT RESOLVED, *that I, Chairman of the Board of Supervisors of James City County, do hereby recognize **May 2-8, 2021, as Resilience Week in JAMES CITY COUNTY**, and I commend its observance to the attention of all our citizens.*

IN WITNESS, WHEREOF, *I hereunto set my hand and caused the seal of the County of James City, Virginia, to be affixed this 23rd day of March, 2021.*

Michael J. Hipple
Chairman, Board of Supervisors

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Ellen Cook, Principal Planner and Tammy Mayer Rosario, Assistant Director of Community Development

SUBJECT: Briefing on the Engage 2045 Comprehensive Plan Update Process

ATTACHMENTS:

	Description	Type
☐	Staff Memo	Staff Report
☐	Attachment 1. Round 3 Public Engagement Information	Minutes
☐	Attachment 2. Land Use Chapter	Backup Material
☐	Attachment 3. Independent Well Questions and Answers	Backup Material
☐	Attachment 4. Short-Term Rentals Information	Backup Material
☐	Attachment 5. Land Use Chapter Goals, Strategies and Actions	Backup Material
☐	Attachment 6. Land Use Applications	Backup Material
☐	Attachment 7. Draft Introduction Chapter	Backup Material
☐	Attachment 8. Presentation	Presentation

REVIEWERS:

Department	Reviewer	Action	Date
Planning	Holt, Paul	Approved	4/13/2021 - 3:38 PM
Development Management	Holt, Paul	Approved	4/13/2021 - 3:38 PM
Publication Management	Daniel, Martha	Approved	4/13/2021 - 3:42 PM
Legal Review	Kinsman, Adam	Approved	4/13/2021 - 5:48 PM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:26 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:39 AM
Board Secretary	Fellows, Teresa	Approved	4/20/2021 - 11:38 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Ellen Cook, Principal Planner
Tammy Mayer Rosario, Assistant Director of Community Development

SUBJECT: Briefing on the Engage 2045 Comprehensive Plan Update Process

At today's work session, the Planning Team will brief the Board of Supervisors as James City County progresses through the Engage 2045 Comprehensive Plan update process. In keeping with the process approach used for all the phases, the work described below has been guided by the Planning Commission Working Group (PCWG) and the Community Participation Team (CPT).

I. Public Engagement Summary

At the Board's last briefing in March, the Planning Team shared the preliminary results of the Round 3 - Deciding and Affirming Questionnaires, which occurred in January and February. Since March, the Planning Team and CPT have finished analyzing and reviewing the responses, and the final report is now attached for your reference. (**Attachment No. 1**)

II. Land Use Chapter Materials - Draft Chapter Materials and Goals, Strategies, and Actions

At the last briefing in March, the Planning Team shared the more substantive changes to the chapters and Goals, Strategies, and Actions (GSAs) for the Population, Parks and Recreation, Economic Development, Public Facilities, Environment, Housing, Community Character, and Transportation Chapters. For this briefing, highlights from the Land Use Chapter materials are discussed and included for the Board's review below. Please note that the PCWG has provided feedback on the draft GSAs and other documents, and work to address this feedback is ongoing. In addition, the PCWG will be reviewing a number of elements listed below at its April 19, 2021 meeting, and PCWG feedback will be shared with the Board at this work session.

Land Use Chapter Text, including Designation Descriptions and Development Standards

Land Use Chapter Text - See Attachment No. 2

Information, data and estimates have been updated throughout the chapter.

- *Open Space Preservation*
 - Background Material: From PCWG initial discussions in December, the Open Space Tools Briefing Paper is available for the Board's review. See document here: <https://jamestowncityva.gov/DocumentCenter/View/26172/Attachment-23-Open-Space-Programs-Briefing-Paper-FinalCombined-PDF>
 - Background Material: From PCWG discussions in late February and April, the Open Space and Rural Character Preservation Analysis Briefing Paper, prepared by the consultant team is available for the Board's review. See document here: <https://jamestowncityva.gov/DocumentCenter/View/27295/Attachment-22-Land-Use-Open-Space-Rural-Character-Pres-Analysis-PDF>

- Background Material: From PCWG discussions in April, the summary document titled “Public Input Comments Related to Open Space and Rural Preservation” is available for the Board’s review. See document here:

<https://jamescitycountyva.gov/DocumentCenter/View/27294/Attachment-21-Land-Use-Updated-Public-Input-Comments-Open-Space-Rural-Pres-PDF>

Drawing on the background material listed above and PCWG guidance, staff has prepared draft language addressing this topic in the new “Open Space Preservation” section within the “Growth Management” portion of the draft Chapter text (Attachment No. 2).

- *Rural Lands Protection*

- Background Material: From PCWG initial discussions in December, the Growth Management Tools and James City Service Authority (JCSA) Analysis document is available for the Board’s review. See document here:
https://jamescitycountyva.gov/DocumentCenter/View/26162/Attachment-27-Growth-Management-Tools-and-JCSA-Analysis_FinalCombined-PDF.
- Background Material: From PCWG discussions in late December and February, specific questions and answers from JCSA regarding independent wells and costs are available for the Board’s review. **See Attachment No. 3.**
- Background Material: From PCWG discussions in late February and April, the Open Space and Rural Character Preservation Analysis Briefing Paper, prepared by the consultant team, is available for the Board’s review (see link above in the Open Space Preservation list).
- Background Material: From PCWG discussions in April - three documents, the summary document titled “Public Input Comments Related to Open Space and Rural Preservation (see link above in the Open Space Preservation list));” the “Estimates for Rural Lands Development Potential” prepared by staff; and the “Rural Lands Illustrative Depictions” are available for the Board’s review. See documents here:
 - Estimate for Rural Lands Development Potential:
<https://jamescitycountyva.gov/DocumentCenter/View/27296/Attachment-23-Land-Use-Estimates-for-Rural-Lands-Development-Potential-PDF>
 - Rural Lands Illustrative Depictions:
<https://jamescitycountyva.gov/DocumentCenter/View/27297/Attachment-24-Land-Use-Rural-Lands-Illustrative-Depictions-PDF>

The key principles in the “Recommendations for Outside the PSA” portion of the Open Space and Rural Character Preservation Analysis document have been incorporated into the new “Considerations for Implementing Rural Lands Tools” section within the Growth Management portion of the draft Chapter text (Attachment No. 2).

- *Joint Base Langley-Eustis Joint Land Use Study.* The “Regional Planning” portion of the chapter has been updated to include information about the Joint Base Langley-Eustis Joint Land Use Study (JLUS), see Attachment No. 2. GSAs addressing the recommendations of the report were also added, as noted below.
- *Short Term Rentals.* As part of a briefing paper presented with the Housing Chapter, background information and analysis was provided about short-term rentals. Based on feedback from PCWG discussion, guidance language has been drafted and included in the “Short Term Rental” section of the “Community Design Policies.” A GSA addressing short-term rentals was also added, as noted below. The guidance language in the “Short-Term Rentals” section and links to the briefing papers has been prepared as a summary. (**Attachment No. 4**)

Designation Descriptions and Development Standards (DDDS).

The following bullets highlight changes to the various Designations. Note that these changes are shown in various versions of the DDDS document, and staff has specified the relevant version after each bullet.

- *Economic Opportunity (EO)* - The consultant team prepared an Economic Opportunity Area Analysis document, which also touches upon the Mixed Use Designation and other designations. The recommendations in this Analysis led to revisions in the existing EO designation description wording regarding the master planning process, which would provide the flexibility for the County to take a lead role.
 - Economic Opportunity Area Analysis Document (PCWG 2/22/21) - see document here: <https://jamestowncityva.gov/DocumentCenter/View/26917/Attachment-34-Land-Use-Economic-Opportunity-Analysis-PDF>
 - Draft Economic Opportunity Language (PCWG 2/22/21) - see document here: <https://jamestowncityva.gov/DocumentCenter/View/26918/Attachment-35-Land-Use-Designation-Descriptions-and-Development-Standards-PDF>
- *Open Space and Recreation* - Staff has prepared draft revised language for the designation that had formerly been titled “Open Space or Recreation” and is now titled “Community Character Conservation, Open Space or Recreation”.
 - Draft Community Character Conservation, Open Space or Recreation Language (PCWG 2/22/21) - see document here: <https://jamestowncityva.gov/DocumentCenter/View/26918/Attachment-35-Land-Use-Designation-Descriptions-and-Development-Standards-PDF>
- *Rural Lands* - As noted above in the Chapter Highlights summary for Rural Lands, the consultant team prepared a report that relates to the Rural Lands designation, the Open Space, and Rural Character Preservation Analysis. The recommendations in this Analysis, together with information from the other Background Materials documents listed above, have informed updates to the language for this designation. The updated language now includes a draft density number, stating that “subdivision of lots at should occur at a density of no greater than 20 acres per residence.” The Rural Lands designation language continues to have separate provisions for clusters.
 - Draft Rural Lands Language (PCWG 4/19/21) - see document here: <https://jamestowncityva.gov/DocumentCenter/View/27298/Attachment-25-Land-Use-Revised-Rural-Lands-Designation-Description-Chart-PDF>
- *Residential* - The Preferred Scenario Framework document makes the connection between development that is conducive to a mixture of housing types and potential opportunities for affordable housing. One of concept to address this was to re-examine the Moderate Density Residential (MDR) land use designation description language. Language that revises the MDR language to have two levels of potential density has been prepared; the higher level of density would be based on meeting certain locational criteria in the Basic Description box. Note that there are differences in the recommended residential density as compared to the currently adopted language for the MDR designation.
 - Draft Residential Language (PCWG 2/22/21) - see document here: <https://jamestowncityva.gov/DocumentCenter/View/26918/Attachment-35-Land-Use-Designation-Descriptions-and-Development-Standards-PDF>
- *Mixed Use* - The following changes have been made to the Mixed Use designation description:
 - The specific area descriptions now note in the far left column the Urban Development Area (UDA) Planned Place Type as listed within the existing 2040 VTrans document.
 - As drafted, the language is split into two different levels, with new language describing each in the “1. Basic Description,” “2. Recommended Uses and Land Allocation,” and “3. Recommended Density and Intensity” rows at the beginning of the table. Note that there are some differences in the recommended Floor Area Ratio (FAR) and residential density as compared to the currently adopted language for the Mixed Use designation.

- The two different levels are linked to the specific area descriptions (e.g., Toano or New Town) through the UDA Place Type labels found in the far left column under each specific area's name - Level 1 corresponds to specific areas that are either labeled as "Rural Village Center" or Small Town or Suburban Center" and Level 2 corresponds to specific areas that are labeled as "Medium Town or Suburban Center."
- It is staff's intention to include language in each of the Economic Opportunity designated areas noting the adjacent Mixed Use areas have specific scale/intensity recommendations that should be considered and coordinated with development in the EO.
- Draft Mixed Use Language (PCWG 4/19/21) - see document here:
<https://jamestowncityva.gov/DocumentCenter/View/27300/Attachment-27-Land-Use-Mixed-Use-Designation-Description-Chart-PDF>
- All Designations.
 - Language has been removed that is covered in the Character Design Guidelines, and references have been added to the Character Design Guidelines in these locations.
 - The Economic Opportunity Area Analysis document recommends including Development Standards Illustrations for each designation - these Illustrations have been prepared for insertion after each Designation Description (PCWG 4/19/21). See document here:
<https://jamestowncityva.gov/DocumentCenter/View/27301/Attachment-28-Land-Use-Designation-Development-Concept-Illustrations-PDF>

Goals, Strategies and Actions - See Attachment No. 5

The following bullets highlight changes to the various Designations.

- The Goal has been revised to reflect input from the Goals Questionnaire.
- The GSAs language has been updated and revised to reflect current programs and services.
- Items from PCWG comments and/or other documents that were addressed through revisions or additions include:
 - an action to create and implement a solar and wind energy ordinance (within LU 1);
 - actions to establish a Military Influence Overlay District and to address the recommendations of the Joint Base Langley Eustis Joint Land Use Study (within LU 3);
 - actions to facilitate development of sub-area/corridor master plans for strategic areas, and to consider providing incentives to encourage consistent development in the Economic Opportunity designations (within LU 4);
 - actions to continue to calculate and make available information on the costs of new development and to consider and explore the possible use of impact fees (within LU 5);
 - revisions to the existing strategy and actions addressing Rural Lands protection tools, and new actions including considering a rural or agricultural development officer position, considering a subdivision phasing approach, and considering adding stronger buffer and setback regulations in the A-1 and R-8 zoning districts (LU 6);
 - and inclusion of a new strategy and actions addressing open space preservation inside the PSA (LU 7).

Based on additional PCWG feedback, the next version of the GSAs would also include an action to amend the Zoning Ordinance to address short-term rentals, including re-examining the districts where such uses are permitted (moved from the Housing Chapter GSAs) and an action encouraging use of the conceptual plan process (moved from the Community Character Chapter GSAs).

Draft Future Land Use Map: Land Use Applications - See Attachment No. 6

A memorandum with information about the Land Use Application review process overall, as well as information about each individual land use application and the staff and PCWG recommendations are included as Attachment No. 6. Staff requests the Board's review of these applications and appreciates hearing from the Board by May 17, 2021 regarding any applications the members wish to specifically discuss at the joint work session in May, or any other items not included in the current applications that relate to drafting the Future Land Use Map.

III. Introduction Chapter - See Attachment No. 7

The draft Introduction Chapter has prepared and is included for the Board's review (Attachment No. 7). The Introduction Chapter includes the revised Vision statement and a high level summary of the public engagement process. This chapter has been reviewed by the CPT and the PCWG and is in the process of being revised to incorporate feedback from both groups.

IV. Next Steps

Staff requests the Board's review of the Land Use GSAs and other documents and appreciates any thoughts in the next 20 days (by May 17, 2021) on any major items of concern, any items of importance to the Board that are not addressed to date, or any questions.

- In May, a joint work session with the Planning Commission Working Group is planned for discussion of progress to date on all of these materials and to gather Board guidance.

This May meeting will be an important time for staff and the PCWG to receive final guidance on the materials presented in March and April, and to ensure there are no significant items of concern remaining in the materials or with proposed new land use policy. Following the May joint work session, staff, and the PCWG will incorporate final revisions and prepare the draft Comprehensive Plan for an anticipated public hearing with the Planning Commission in June and for an anticipated public hearing with the Board of Supervisors in July and consideration in September.

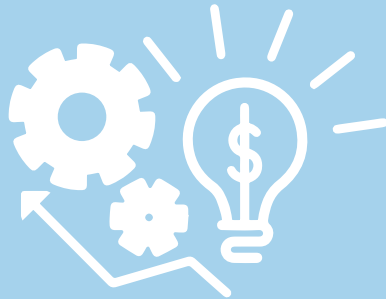
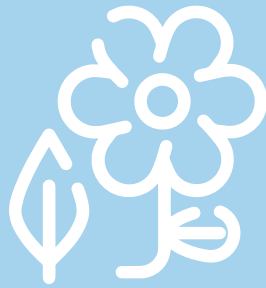
The Planning Team looks forward to sharing more information on these items with the Board of Supervisors, answering questions, and receiving feedback.

EC/TMR/md

Engage2045Upd-mem

Attachments:

1. Final Round 3 Public Engagement Information
2. Land Use Chapter Text
3. Independent Well Questions and Answers
4. Short-Term Rentals Information
5. Land Use Chapter Goals, Strategies and Actions
6. Land Use Applications
7. Draft Introduction Chapter



ENGAGE 2045

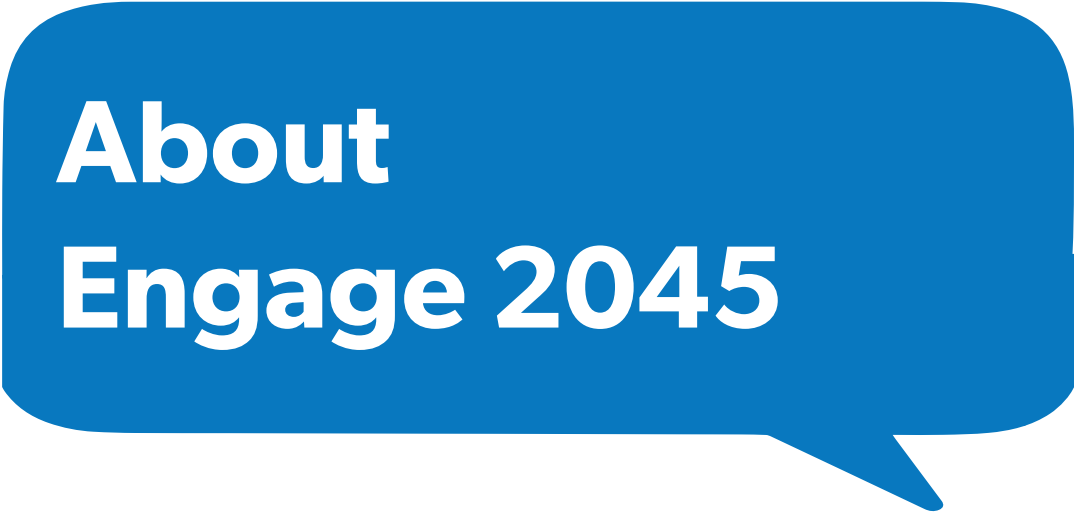
SHARE your ideas SHAPE our community

JAMES CITY COUNTY

Round 3 Public Engagement Summary Report

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The purpose of James City County’s Comprehensive Plan is to articulate the long-range vision, goals and strategies that will guide future growth and development and the overall quality of life in the County. The Comprehensive Plan guides future land use decisions and capital investments by landowners, developers, businesses, citizens, and County officials. By considering the types and locations of development and services needed or desired for the future, decision makers are better able to evaluate individual proposals in the context of long-term goals.

Engage 2045 is the planning process to update James City County’s currently adopted Comprehensive Plan, *Toward 2035: Leading the Way*. It combines ideas generated by community residents with technical findings explored during the process to create a comprehensive and implementable plan for the future.

The Comprehensive Plan is the broadest of many planning tools used by James City County. It identifies goals, strategies, and actions for the next 25 years and will be implemented by various other County plans and programs, including the Strategic Plan, Capital Improvement Plan, and Zoning and Subdivision Ordinances.

Introduction and Overview of Round 3

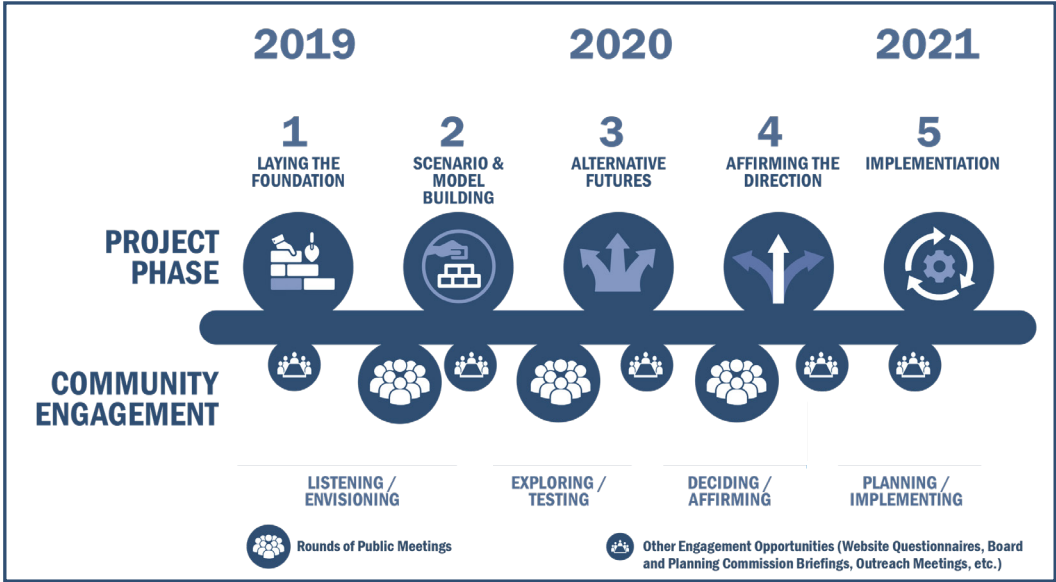
Planning Process

From its inception, a driving focus of the update of James City County’s Comprehensive Plan has been to engage the citizens of James City County and ensure their ideas, opinions and concerns are incorporated. The update process has been branded Engage 2045, reflecting the importance of engaging residents and others with local interests in imagining and planning for the next 25 years.

The update to the County’s Comprehensive Plan began in 2019 and will proceed through 2021 in a series of phases that provide citizens with ongoing opportunities to learn about community planning and to provide input and comments. These engagement opportunities have and will include:

- **2019 Citizen Survey:** conducting a statistically valid survey of the James City County community on key comprehensive planning topics to inform development of the Engage 2045 public input priorities and the plan’s GSAs.
- **Round 1: Listening/Envisioning** – learning about the plan and process, and providing input into the County’s long-range vision for the future at the Summit for the Future held in November 2019 and related online engagement activities.
- **Round 2: Exploring/Testing** – exploring various alternative scenarios for the County’s future growth and change, and evaluating current Comprehensive Plan goals through the Exploring Our Future Alternatives Assembly and subsequent online questionnaires conducted in August -September 2020.
- **Round 3: Deciding/Affirming** – evaluating support for specific policy directions and actions to include within the Plan through a series of online questionnaires supported by Community Chats held in January - February 2021.
- **Round 4: Planning/Implementing** – building the elements of the comprehensive plan based on the vision and the preferred future direction, with adoption of the final Plan to occur in spring/summer 2021.

In addition to the signature events in each round, there have been multiple public engagement opportunities throughout the process, including public meetings, website comments, and other outreach events. The process as a whole is designed to live up to its name and to actively engage the County’s citizens in planning for their future.



USING THE PUBLIC ENGAGEMENT RESULTS

The results of public engagement activities are being used throughout the creation of Comprehensive Plan elements, including:

- **Scenario and Model Building**

A major effort of the 2045 Comprehensive Plan involved the construction of economic, transportation, and land use models of future growth and development in James City County to understand the costs, benefits, and impacts of change. Information gathered through public engagement polling was used in this process to set priorities among competing needs for preservation, housing, and traffic control, among others.

- **Alternative Futures**

With models of future economic, transportation, and land use impacts constructed, planners tested the results of public engagement mapping exercises to help establish the location of potential areas for growth or for preservation, while the results of public polling and Visual Preference Surveying helped to establish the type of potential future growth, including housing characteristics and densities.

- **Affirming the Direction**

The Comprehensive Plan will set the vision and local policies that can deliver James City County to its desired future. The results of public polling and the public’s “Big Ideas” will help to establish the goals and desired objectives as the County works toward a shared future.

Public Engagement Objectives

At its inaugural meeting, the County’s Community Participation Team (CPT) worked to define what successful public engagement would look like in the Engage 2045 planning process. Using the CPT’s input the Planning team created the following public engagement objectives to guide outreach efforts throughout the process and to evaluate public engagement success.

- Community members will be given the choice and access to engage in the planning process through multiple activities.
- Educational opportunities will advance the community’s understanding of critical planning issues.
- Public engagement efforts will seek to engage a diversity of residents that is representative of the community.
- Participants’ opinions will be respected, well documented, and will help inform policy direction in the Plan.
- Public engagement efforts will seek to inspire trust and continued interest and involvement in the process.
- Clear documentation, project publicity, and engagement activities will articulate how public inputs have been used to help inform policy direction throughout the process.
- Community engagement will be record breaking and surpass statistics of past planning efforts.

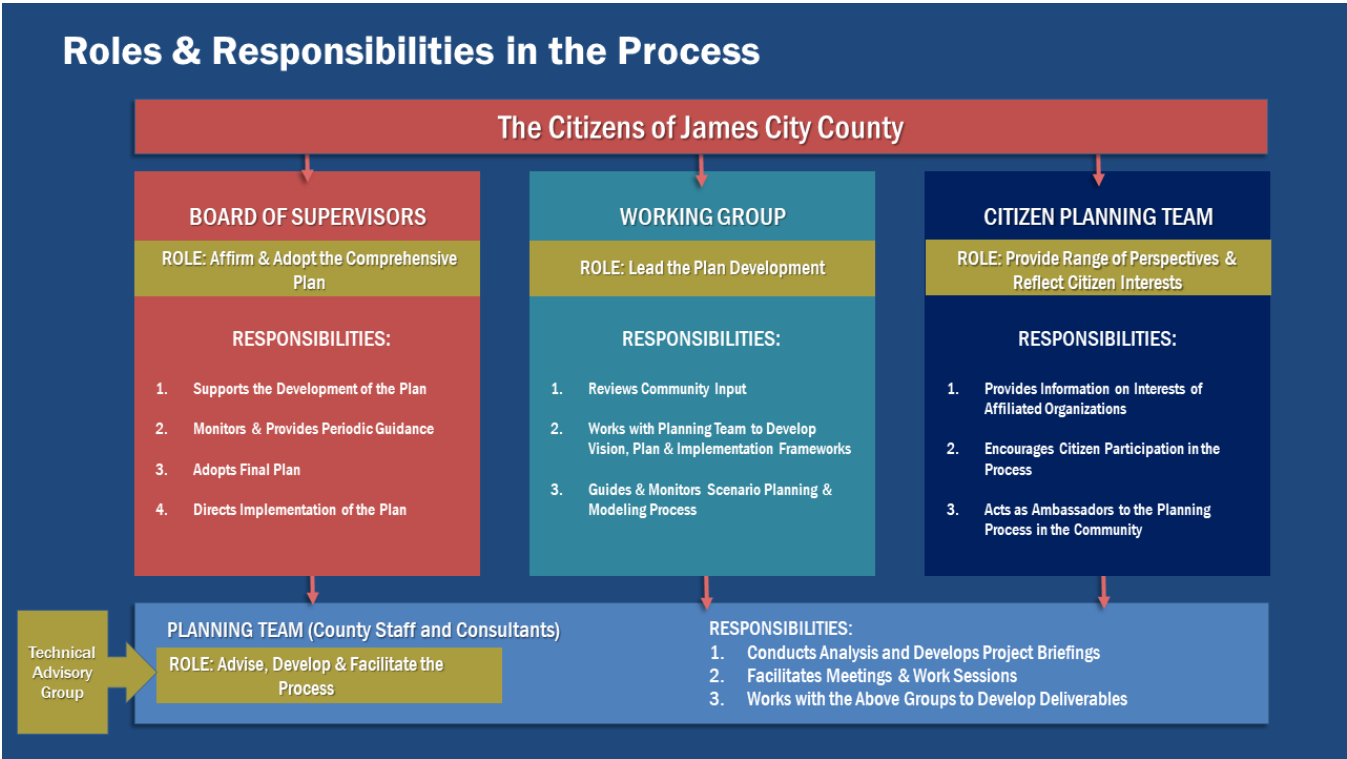
Roles and Responsibilities in the Process

The process of updating the Comprehensive Plan involves teams of policy makers, planners and citizens working together on a variety of activities and elements. The lead decision making role, of course, is played by the County’s Board of Supervisors, advised by the County Planning Commission. A sub-committee of the Planning Commission, the Planning Commission Working Group (PCWG), which consists of the Planning Commissioners and the chair of the Community Participation Team, is working in greater detail on the plan and specifically guiding the plan update.

The Community Participation Team (CPT) is a citizen group appointed by the County Board and dedicated to promoting public engagement in this planning effort. The CPT is responsible for encouraging, facilitating and reporting citizen participation throughout the Comprehensive Plan process. The team primarily works in partnership with staff and the Planning Commission in the coordination of publicity efforts, educating the public, sponsoring public meetings and other input opportunities, and encouraging fellow residents and business members to participate in the planning process. The CPT generally meets twice monthly, with its first meeting taking place on August 19, 2019.

County staff from key departments involved with the planning process have formed an informal technical advisory group and help guide the technical aspects of the scenario planning and development of the plan. Finally, the County planning staff is taking a lead role in supporting the process, assisted by a consultant team including EPR, P.C., Clarion Associates, TischlerBise and Michael Baker International.

The County staff, consultants, CPT, and the County’s Planning Commission are collectively the project team for this important Comprehensive Plan effort.



Round 3: Deciding and Affirming

PURPOSE OF ROUND 3 ENGAGEMENT & ACTIVITIES

Engage 2045 has progressed to Round 3 of engagement - Deciding and Affirming. This builds on Round 1, in which citizens affirmed five planning priorities for James City County, and Round 2, in which citizens evaluated options for future growth and preservation, and expressed their opinions about the goals the County should aim to achieve. In Round 3, the County project team solicited input on policy directions the County should pursue and actions it should take to enable citizens’ vision for the future of our community to be realized. Round 3 consisted of three questionnaires, complemented by a series of virtual Community Chats designed to assist citizens in completing the questionnaires. The first questionnaire -- Policies and Actions -- asked for opinions on steps the County might take to implement citizens’ vision for the future, and was conducted January 11-February 21. The second questionnaire -- Community Character Design Guidelines -- sought views on the appearance of structures that might be built in the future and the surrounding lands, and was conducted January 25-February 21. The third questionnaire asked for opinions on 27 Land Use proposals and how those relate to future expectations for development, and was conducted January 25-February 21.

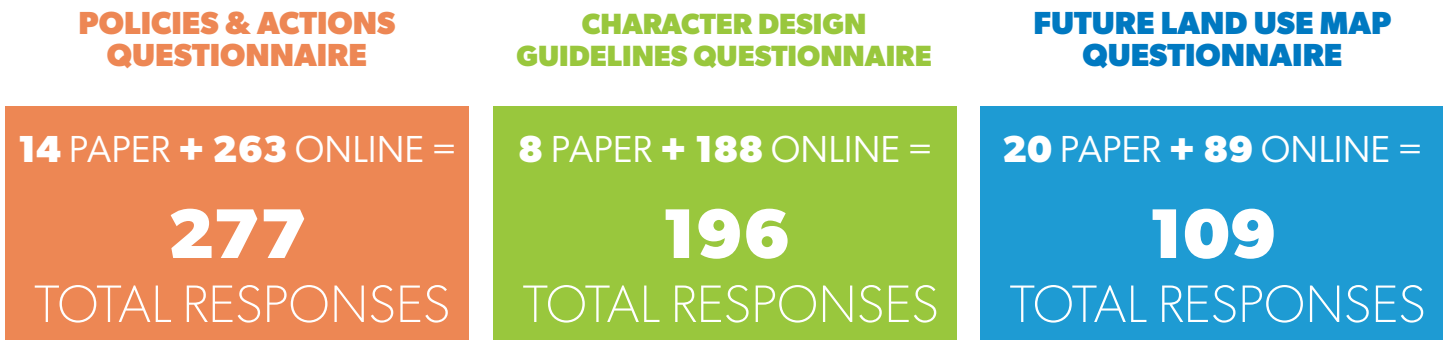
QUESTIONNAIRES

The Round 3 questionnaires were the sole mechanism for collecting public inputs. The three questionnaires were organized by the five public input priorities established in Round #1 and the addition of the Future Land Use Plan. Respondents had the choice to self select the questionnaires and specific questions they preferred to complete. The questionnaires were provided on the project website and in paper at six public locations throughout the County. The questionnaires are included in the Appendices of this report.

Through the Policies and Actions Questionnaire, the County sought community input regarding policies and actions that, if implemented, would shape the future of James City County for years to come. The questionnaire contained 14 questions that address four of the five planning priorities for the County: Nature; Economic Development; Quality of Life; and Affordable/Workforce Housing.

The Character Design Guidelines questionnaire was a visual preference survey that sought opinions on preferences for the future design of neighborhoods, commercial and employment areas, and rural areas and open spaces in James City County. Questionnaire respondents were asked to rank photos of different types of development and open spaces in these contexts.

The Future Land Use Map Questionnaire sought community input on specific applications for land use designation changes. The County’s Board of Supervisors, Planning Commission Working Group (PCWG), and staff are reviewing this community feedback, as well as feedback from previous rounds, as they consider these applications for Land Use designation changes. Land Use designations are used to determine what kind of growth will occur in the County and where. They are policy designations that help guide changes to, and implementation of, development regulations. They also help the County make long-term decisions about infrastructure, road improvements, and public facility locations. Land Use designations are also used when the Planning Commission and Board of Supervisors consider certain kinds of development proposals, such as rezonings and special use permits. Planning staff are currently reviewing 27 applications for land use designation changes. Of these 27, three were initiated by property owners and the remaining 24 were initiated by the County.



COMMUNITY CHATS

The Community Chats were a series of three virtual community conversations that corresponded with the questionnaire topics. The Chats were held virtually due to the ongoing COVID-19 pandemic on January 14, 28, and February 4, 2021. The purpose of these Chats was to provide an overview of the planning process, the three questionnaires, and provide an opportunity for participants to ask questions of project team members. The Chats were intended to spark dialogue and answer questions, but were not intended to be a mechanism for capturing inputs.

ENGAGE 2045 WEB PAGE

County planning staff has established a central resource for the Engage 2045 project on the County’s website. This site (jamescitycountyva.gov/engage2045) contains background information on the role of the Comprehensive Plan, an archive of supporting documents, a calendar of meetings and events, and opportunities to give direct input to the planning team through comment cards and polling questions. At its launch, County staff promoted the web page through social media including Facebook and Twitter. The site has been continually updated throughout the project with the results of public input and drafts of plan elements.

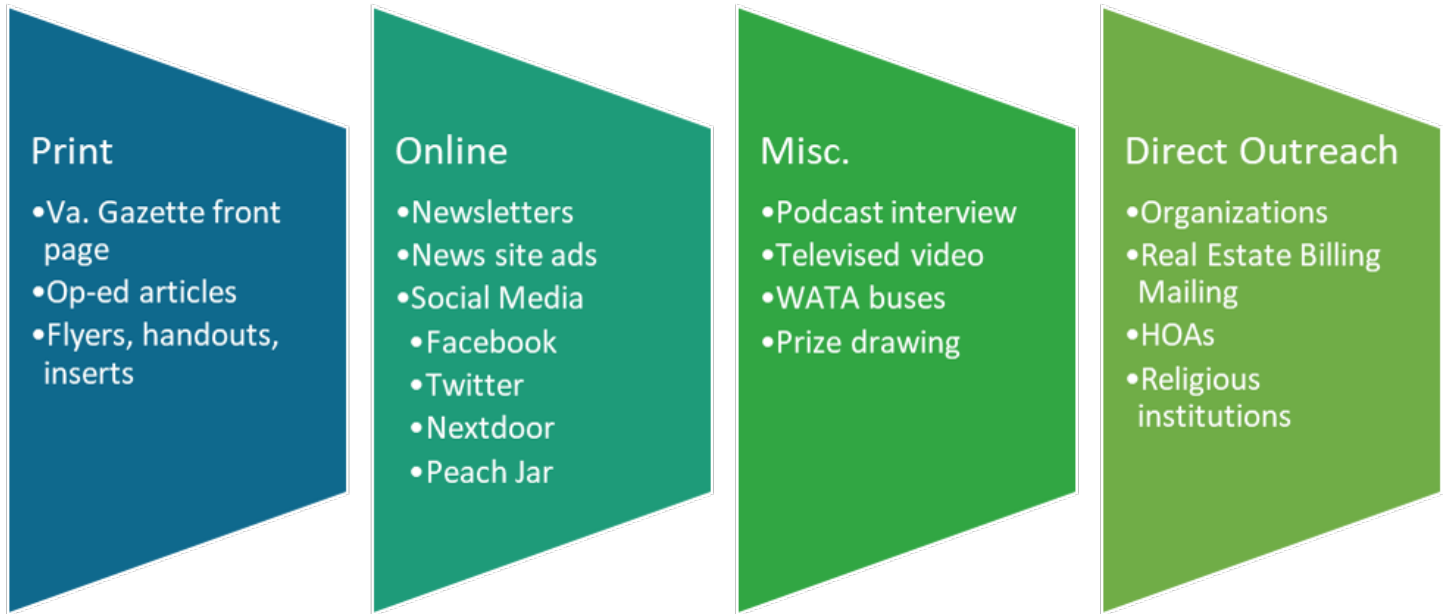
During public engagement Rounds 1-3 of the Engage 2045 planning process, the project website provided two opportunities for comment: 1) an online survey form that requested respondents to select the top three planning topics of most interest to them and provide an explanation of why those topics were of most interest, and 2) a Share Your Thoughts comment form where respondents could write in comments they would like to share with the Project Team. During each round of engagement, the comments collected were reviewed. The comments generally aligned with the outcomes of the milestone public engagement activities in Rounds 1-3. The complete list of comments for both opportunities are documented in the final report Appendix.

ADDITIONAL MEDIA

This phase of the Engage 2045 effort also featured a promotional video that served as a review of previous engagement rounds and an overview of what to expect in Round 3 of engagement. The video emphasized that this will be the last “big chance” for community members to participate in the planning process. The video was available on the project website along with a featured podcast called *On This Week in James City County*, in which Renee Dallman interviewed Engage 2045 consultants about the Community Chats & Questionnaires. In addition, Round 3 was publicized through a newspaper article in the Virginia Gazette and a subsequent op-ed authored by Ginny Wertman who serves on the CPT and the PCWG.

Round 3 Publicity and Outreach

For this third round of community engagement, publicity efforts included multiple advertisements in print and online news sites such as WYDaily and Virginia Gazette, ads on WATA buses, flyers, handouts, cross-promotion with Parks & Recreation and Office of Economic Development, and social media messages on Facebook, Twitter, and Nextdoor. Newsletters recipients included the County’s listservs for News Releases, Community Development, Workforce Housing Task Force, and Engage 2045 signups. Focused emails were sent to 86 organizations, 44 religious institutions, homeowner’s associations, and County commissions and boards. Additional efforts included a televised video, a front page article in the Virginia Gazette, a podcast, op-ed articles, and prize-drawings. Outreach also included direct mailing to property owners whose properties were being considered for land use changes, and an insert in a real estate billing mailing to over 20,000 households.



To offer a more personal interactive way for citizens to get information and ask questions, the Planning Team held three virtual Community Chat meetings. Staff were on hand to answer questions on specific topics, and the meetings were recorded and posted online so additional citizens could access them later. Special consideration was given to the circumstances of the pandemic, and the Round 3 engagement process was extended a number of weeks versus previous rounds. In addition to online outreach and mailings, paper questionnaires were distributed to seven initial locations and then expanded to 11 ultimate locations geographically distributed throughout the County. These locations were publicized; printouts and posters were set up to provide information for people filling out paper questionnaires. In addition, staff helped people over the phone with their questionnaires.

Figure 1. Social media post, example 1.

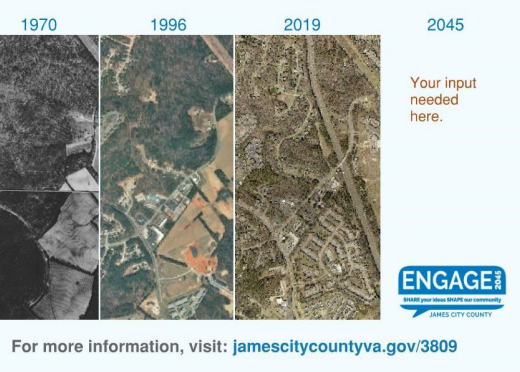


Figure 2. Social media post, example 2.

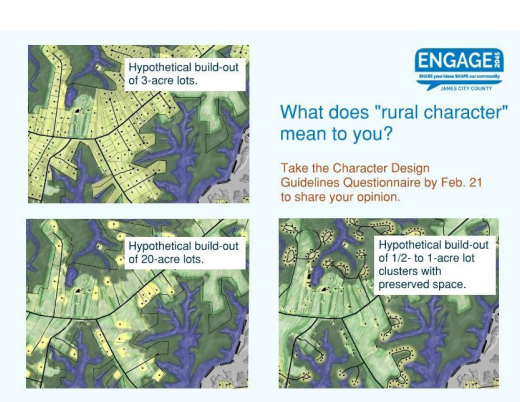


Figure 3. WATA Bus Ad

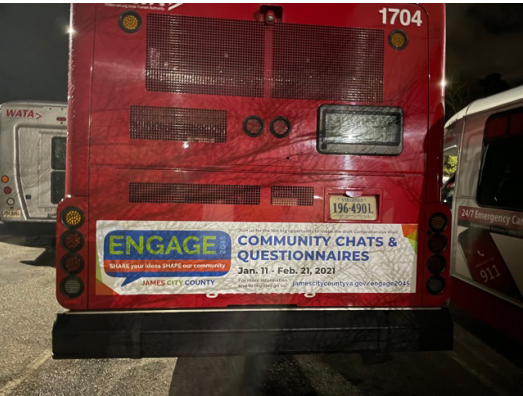
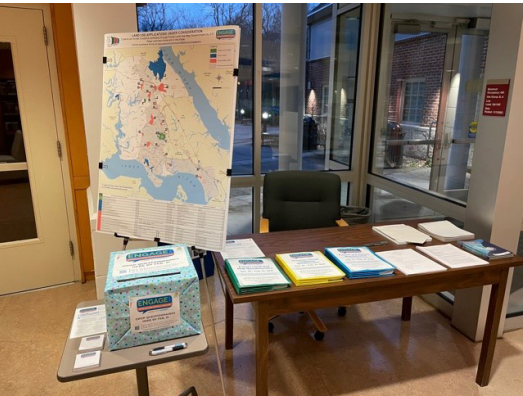


Figure 4. Paper questionnaire and information kiosk, Bldg. F, County Government Center.



Summary of Public Engagement Findings

Introduction

While this report is focused on documenting the findings from the Round 3 engagement effort, it is important to consider these findings in relation to the previous public inputs provided during this process. The public engagement strategy has been purposefully designed to be cumulative in nature so that findings from one round of engagement set the stage for the questions that should be posed in the next round, and the new round provides an opportunity to reinforce or distinguish prior engagement findings. This section provides a summary of these cumulative inputs organized by the five public input priorities: Nature, Community Character, Affordable Workforce Housing, Economic Development, and Quality of Life.

Nature

There continues to be consistent public support to prioritize the protection of natural lands and open spaces in the County. This was the most highly ranked and supported objective across all three rounds of engagement. For Round 3, respondents support new development restrictions and public land acquisition to limit development impacts on natural lands and to address impacts of climate change and sea level rise, with a strong focus on protecting water resources. Round 3 respondents also indicated strong support for protecting a wide variety of natural lands.

2019 Citizen Survey	95% ranked that it was important to protect and improve the natural environment including water, air quality, and environmentally sensitive areas
Engage 2045 Round 1	97% ranked that it was important for the County to do more to improve our efforts to protect and preserve our natural environment in the County
Engage 2045 Round 2	Preference for Scenario B that protects the environment, natural areas, and open space
Engage 2045 Round 3	92% of respondents support protecting natural lands and open spaces through the use of one or more strategies

Community Character

Throughout the planning process, there has been consistent public support to prioritize protection of the County's unique community character, particularly the character of rural lands and communities in the County. In Round 3, there was strong support for styles of development that reduce development intensity supported through the expression of values for natural beauty, agricultural conservation, privacy, walkability, historical architecture, and community. Round 3 participants' primary community character concern was preserving the existing rural and low-density development patterns in James City County. Participants believed that rural residential development must be planned with farmland preservation in mind, but participant comments revealed disagreements in how to achieve this. Participants generally associated high-density development with increased traffic and a lower quality of life. However, there was evidence that middle density land uses could be supported with County-compatible designs and the incorporation of nature and green spaces. Respondents expressed support for higher densities within mixed use and employment contexts that provided walkability and opportunities for interaction.

The Character Design Guidelines questionnaire inputs will be leveraged to update the County's Character Design Guidelines. The findings from this engagement reinforce and reaffirm the direction of design standards and the preexisting standards that the County was following. Resident feedback regarding density, scale, and character in many ways echoed the feedback collected in Rounds 1 and 2, and reflected the County's ongoing efforts to encourage that any new growth be contextually appropriate and contribute to local heritage and character. This feedback can also guide priorities and preferences in the Design Guidelines.

2019 Citizen Survey	85% ranked that it was important to protect and preserve the County’s rural character
Engage 2045 Round 1	90% ranked that it was important for the County to do more to improve our efforts to protect and preserve our rural character in the County
Engage 2045 Round 2	Preference for Scenario B that protects natural and rural lands and upholds existing community character
Engage 2045 Round 3	Preference for lower intensity development types that support maintaining authentic community character

Affordable Workforce Housing

There has also been consistent public support to provide more opportunities for affordable workforce housing during the planning process. However, Round 3 revealed less support for prioritizing resources to support this objective when compared to the other public input priorities. Round 3 respondents identified adaptive reuse and redevelopment of existing commercial and employment locations and transit corridors as the best locations for new affordable workforce housing. Strategies to improve homes in existing residential neighborhoods and stabilize and enhance mobile home parks were also strongly supported.

2019 Citizen Survey	83% ranked that it was important to provide housing opportunities that are affordable to our workforce
Engage 2045 Round 1	84% ranked that it was important for the County to do more to provide housing opportunities that are affordable to our workforce
Engage 2045 Round 2	Preference for Scenario B that provided more opportunities for affordable workforce housing that is compatible with existing community character
Engage 2045 Round 3	Majority of respondents support strategies for supporting affordable workforce housing

Economic Development

While there has been consistent public support to diversify the local economy, with a focus on development of higher wage employment, Round 3 revealed less support for allocating resources to this endeavor. Round 3 respondents expressed mixed support for the County investing in infrastructure to serve economic development sites within the PSA. For development of complete communities that can support future economic growth, there was a preference for more mixed-use centers with employment and adding more middle density housing to existing employment areas.

2019 Citizen Survey	88% ranked that it was important to support efforts to attract jobs and new businesses
Engage 2045 Round 1	88% ranked that it was important for the County to expand the local economy by attracting higher paying jobs
Engage 2045 Round 2	Preference for Scenario B that provided more opportunities for more complete communities desired by many industries, these environments mix uses and offer walkability to destinations
Engage 2045 Round 3	78% of respondents support mixed use complete communities to support economic development

Quality of Life

There was consistent support for enhancing quality of life amenities in James City County, with a strong emphasis on walking and biking facilities -- especially in locations that increase connectivity between neighborhoods and shopping, schools, employment areas, and greenways.

2019 Citizen Survey	94% ranked that James City County’s parks and recreation facilities, programs, and services were important overall
Engage 2045 Round 1	Summit on the Future Big Ideas included improvements to stability of community services, libraries, and public water; additional school capacity; and additional biking and walking paths.
Engage 2045 Round 2	Comments from goals questionnaire suggest strong support for more walking and biking facilities in the County and more facilities to meet senior needs in a manner that is affordable, accessible, equitable, and geographically dispersed; education is also a highly valued component of quality of life.
Engage 2045 Round 3	Majority of respondents support more biking and walking options in the County (Question #9) and biking and walking facilities ranked highest for ways to reduce greenhouse gas emissions

Preferences on Allocation of Potential Future Resources

Question #14 in the Policies and Actions Questionnaire conducted in Round 3 asked respondents to consider the five public input priorities and to distribute hypothetical County resources up to 100% among the five priorities or not at all. Nearly 98% of respondents supported allocating resources to support initiatives aimed at achieving the five public input priorities with fairly even support for protecting sensitive environmental resources (22.7%), protecting and preserving the rural aspects of the County’s community character (21.9%), and expanding existing and creating new quality of life amenities (21.6%). Respondents allocated relatively fewer resources to making our community more economically resilient (17.6%) and supporting the development of affordable workforce housing (13.9%).

Round 3 Engagement Questionnaire Responses

Participation Across Questionnaires

In the tables below you will see comparative data for participation between the Policies & Actions Questionnaire and the Design Guidelines Survey. When applicable, this data is compared to 2019 American Community Survey Data for James City County.

- demographics that we hit well, within 5% of census category population
- demographics we did not hit well, within 5% of census category population not reached

What is Your Age?			
Response	Polices & Actions Questionnaire	Design Guidelines Survey	2019 American Community Survey
Under 18	0%	1%	-
18-24	2%	0%	9.2%
25-34	7%	12%	13.5%
35-44	15%	20%	13.9%
45-54	17%	17%	17.1%
55-64	23%	22%	17.6%
65 or Older	31%	25%	29.7%
I prefer not to answer	5%	3%	-

Which Best Describes Your Race?			
Response	Polices & Actions Questionnaire	Design Guidelines Survey	2019 American Community Survey
American Indian or Alaskan Native	0%	0%	0.4%
Native Hawaiian or Other Pacific Islander	0%	0%	0.1%
Other Race/Two or More Races	1%	3%	2.9%
Black or African American	3%	1%	13.6%
White or Caucasian	79%	76%	80%
Asian	1%	1%	2.6%
I prefer not to answer	16%	19%	-

Are You of Hispanic, Latino, or Spanish Origin?			
Response	Polices & Actions Questionnaire	Design Guidelines Survey	2019 American Community Survey
Yes	3%	4%	5.9%
No	84%	78%	94.1%
I prefer not to answer	13%	18%	-

What is Your Gender?			
Response	Polices & Actions Questionnaire	Design Guidelines Survey	2019 American Community Survey
Male	41%	43%	48.9%
Female	51%	51%	51.7%
I prefer not to answer	8%	6%	-

How Did You Hear About this Effort?	
Response	Polices & Actions Questionnaire
Other (not listed)	41%
WATA Bus Advertisement	26%
James City County Facebook Page	26%
Word of Mouth (friend or colleague told me)	20%
Virginia Gazette	9%
WYDaily.com	3%
Williamsburg Families Social Media Site	1%

How Long Have You Lived in James City County?		
Response	Polices & Actions Questionnaire	Design Guidelines Survey
I do not live in the County	6%	1%
Less than one year	2%	2%
1-5 years	20%	25%
6-10 years	19%	20%
11-20 years	23%	25%
More than 2- years	30%	27%

Have You Participated in One of the County's Planning Processes Before?		
Response	Polices & Actions Questionnaire	Design Guidelines Survey
Yes	33%	32%
No	60%	53%
I prefer not to answer	7%	15%

Policies & Actions Questionnaire Responses

INTRODUCTION

The Policies and Actions Questionnaire was conducted from January 11 – February 21, 2021. The County offered this survey via an online survey platform and through paper versions of the same survey placed in key public locations. The survey collected 277 responses over a six week period.

DEMOGRAPHICS OF RESPONDENTS

The seven demographic questions posed in this questionnaire revealed the following information about the questionnaire respondents. The tables on the previous pages provide a comparison of these demographic responses.

• WATA bus advertising, the James City County Facebook page, and outreach by word of mouth were the primary ways that respondents learned about the Engage 2045 public engagement effort. 72% of respondents learned about the initiative through one of these three methods. Respondents could select all methods applicable for hearing about the effort, and often chose multiple responses. 41% chose “other” indicating there were other outreach channels reaching a significant proportion of respondents.

• Respondents are somewhat evenly dispersed in terms of the duration of tenure in the County: 20% at 1-5 years, 19% at 6-10 years, 23% at 11-20 years, and 30% at more than 20 years.

• The racial profile of respondents was similar to the profile of respondents in Rounds 1 and 2 engagement efforts with a lower percentage of persons identifying as Black/African American, Asian, and Other Race/Two or More Races when compared with U.S. Census statistics for the County. Complicating this is the fact that 16% of respondents selected “I prefer not to answer.” Similarly, for ethnicity, 13% of respondents preferred not to answer and those that did respond to the question resulted in a lower percentage of Hispanic/Latino/Spanish origin representation when compared to U.S. Census statistics for the County.

• Younger age cohorts were underrepresented in the questionnaire responses, particularly for 18-34 year olds. The 55-64 age cohort were slightly overrepresented, and the other age cohorts were approximately representative of the County.

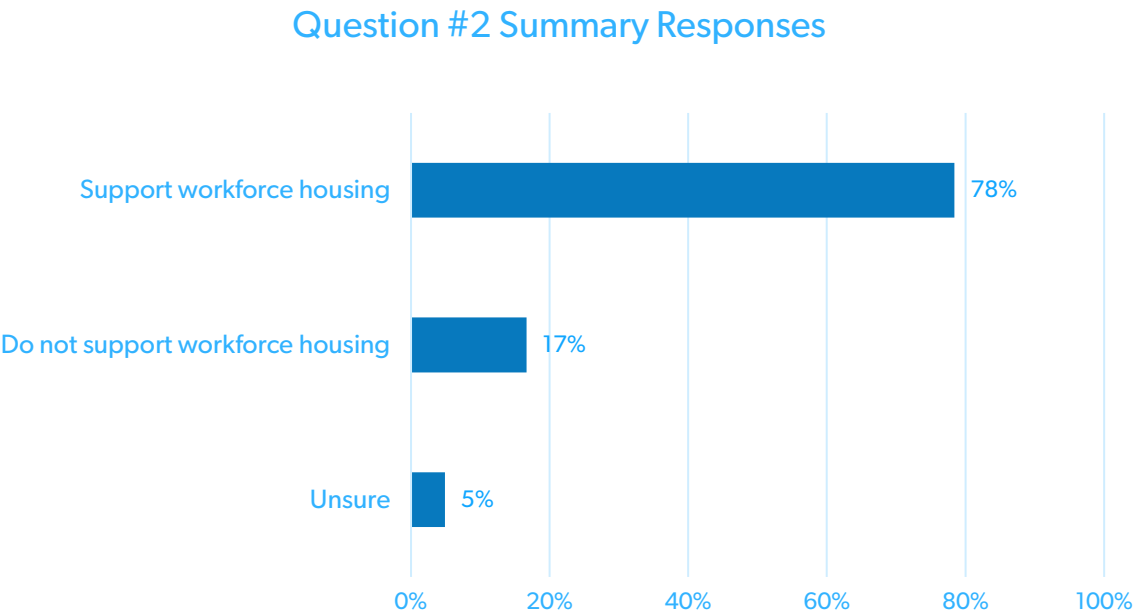
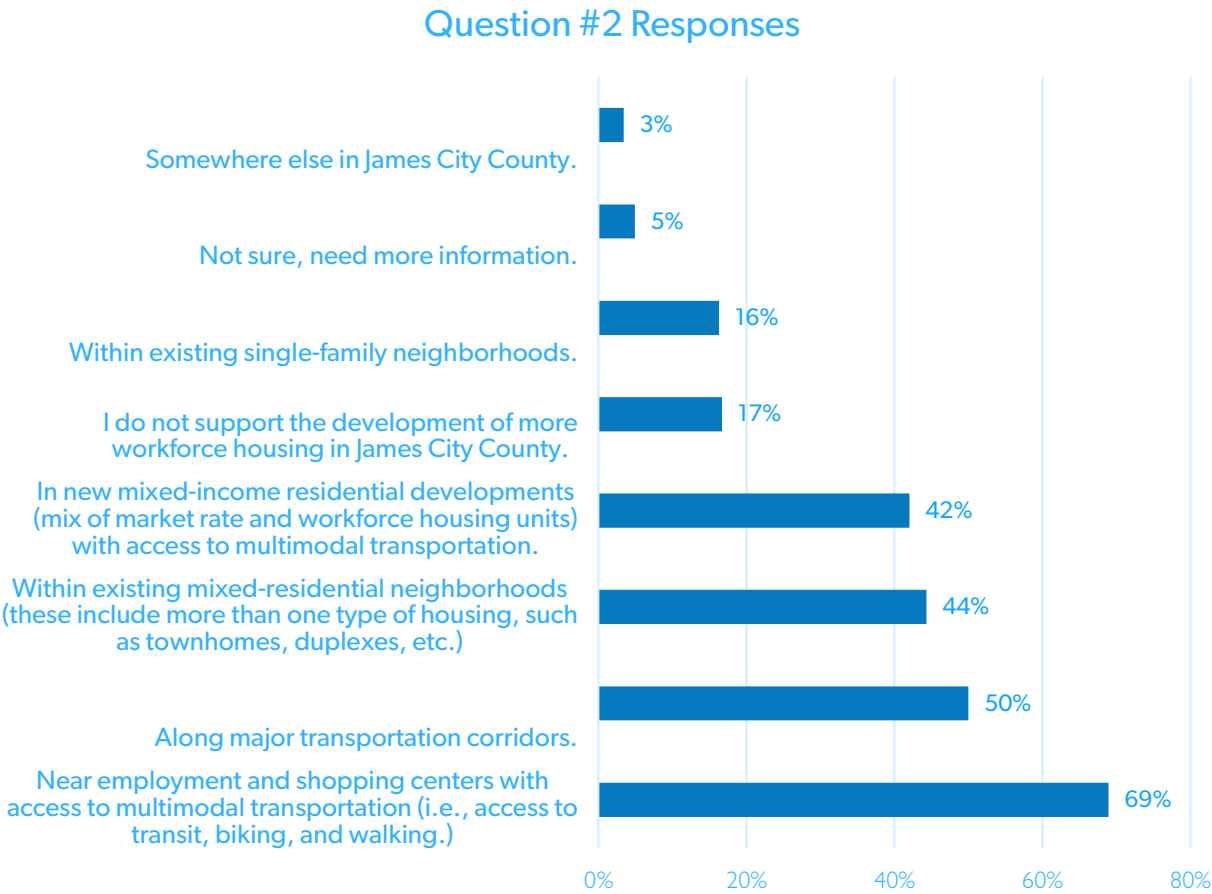
SUBSTANTIVE QUESTIONS AND RESPONSES

The questionnaire included 14 substantive questions on potential future policy direction and implementation action choices organized by four of the five public input priorities identified in Round 1: Affordable/Workforce Housing, Nature, Quality of Life, and Economic Development. Question #14 was a culminating question that asked respondents to identify among the five public input priorities the amount of future County resources (i.e., staff time, public funding, or other resources) that should be allocated to initiatives to support the five input priorities. The following tables and charts document the responses to these questions.

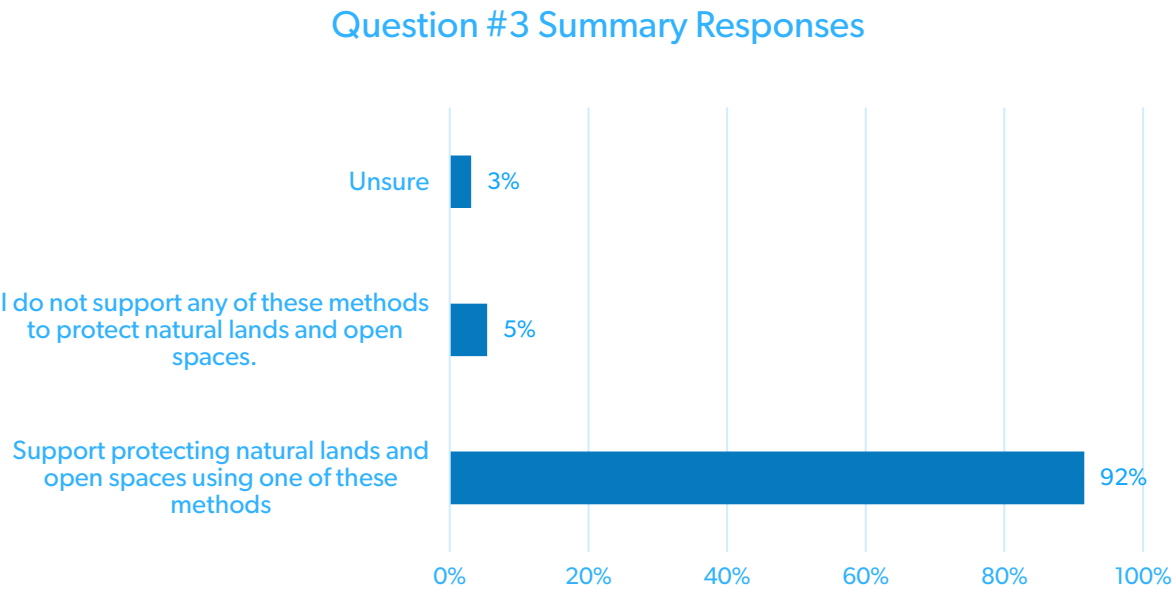
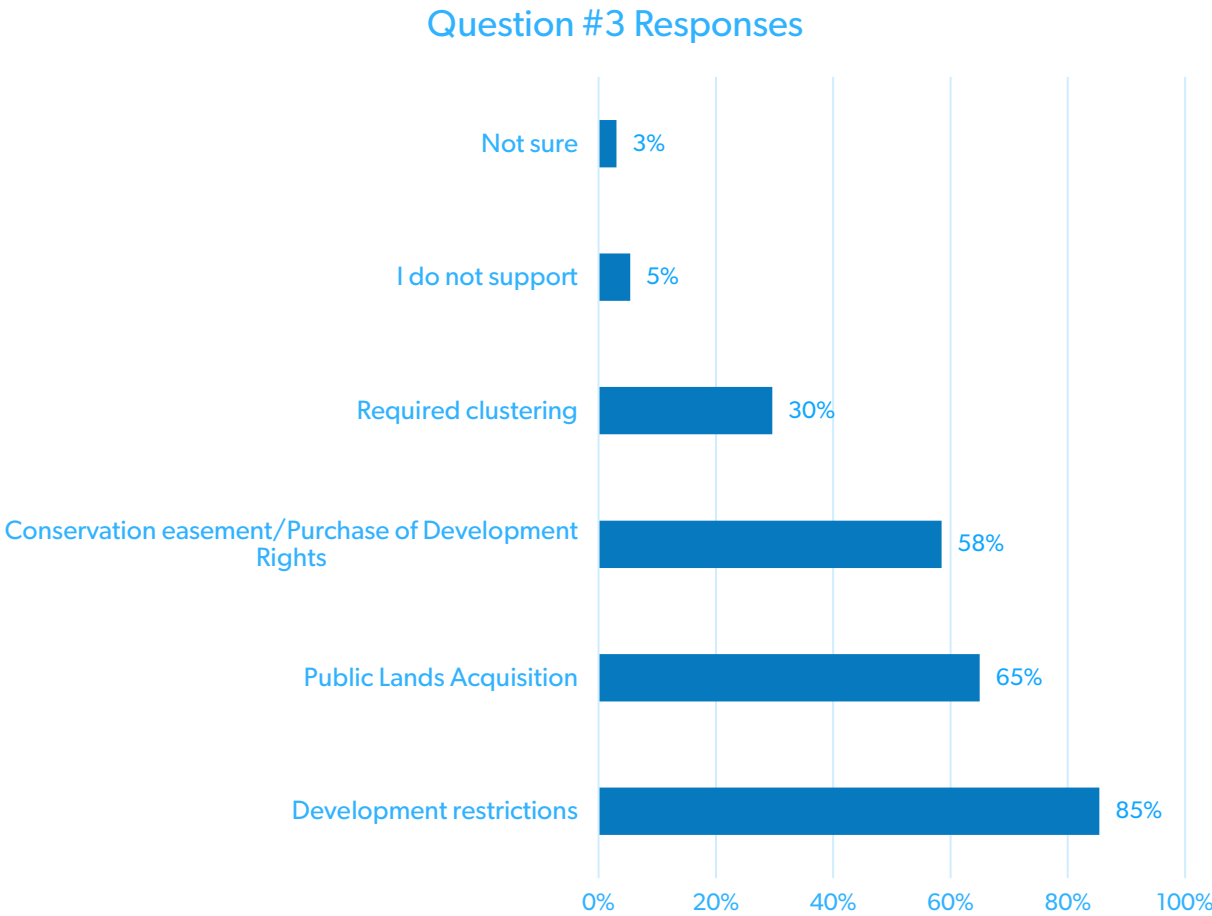
1. Through the 2019 Citizen Survey and the Engage 2045 Round #1 Public Engagement effort, residents have shown strong support for providing more housing opportunities that are affordable to the local workforce. The recent work of the James City County Workforce Housing Task Force resulted in several recommendations for expanding the supply of workforce housing. **Please rank below your preference for strategies to increase the availability of workforce housing in the County or choose one of the final two options.** (Rank 1 is the highest level of support and 9 is the lowest level of support.)

STRATEGY	Number of Times Ranked									Weighted Ranking
	1	2	3	4	5	6	7	8	9	
Incentivize and guide the repurposing of older, vacant, and/or underutilized commercial buildings for workforce housing, specifically focusing on old motels and outdated shopping areas.	59	40	39	22	11	17	7	13	9	Highest 3.4
Dedicate more County resources and seek more state/federal funding to rehabilitate existing single-family homes in the County that are in serious disrepair.	63	31	24	20	20	13	17	13	17	3.8
Change regulations to allow for a wider range of housing types and sizes in areas already designated for multi-family uses, particularly near job centers and transit corridors.	23	26	38	37	31	20	14	19	8	4.3
Dedicate County resources, seek state/federal funding, and work with the owners of mobile home parks to prevent further deterioration of these parks and explore redevelopment opportunities.	16	36	35	27	25	22	20	15	20	4.6
Create a local Housing Trust Fund aimed at supporting development of workforce housing by dedicating local funding and seeking access to state and federal funding sources.	19	15	18	17	25	29	24	17	42	5.6
Allow more flexibility for development of attached and detached accessory apartments on individual single-family lots.	11	19	16	22	31	27	18	27	37	5.7
Incentivize the construction of workforce housing by private developers by establishing a voluntary program that provides density bonuses (i.e., additional housing units), an expedited review process, and/or development fee waivers.	16	18	13	21	19	20	37	33	27	5.7
Promote existing and adopt new property tax abatement programs (i.e., programs that reduce future property taxes) to support construction of workforce housing.	8	18	15	14	32	28	38	34	18	5.7
Partner with private sector housing developers by allowing the construction of workforce housing on some County-owned lands.	6	15	17	30	15	32	27	34	29	Lowest 5.8
TOTAL	221	218	215	210	209	208	202	205	207	
I don't support any of these approaches.	37	13%								
Not sure, I need to know more.	23	8%								

2. Workforce housing comes in many forms, including single family homes, townhomes, apartments, and other multi-family dwellings, such as duplexes or triplexes. **Please select from the choices below the areas where new workforce housing of a compatible character should be located in James City County.** (Circle all that apply from i-vi, or choose vii and viii as applicable.) Overall # of responses: 264

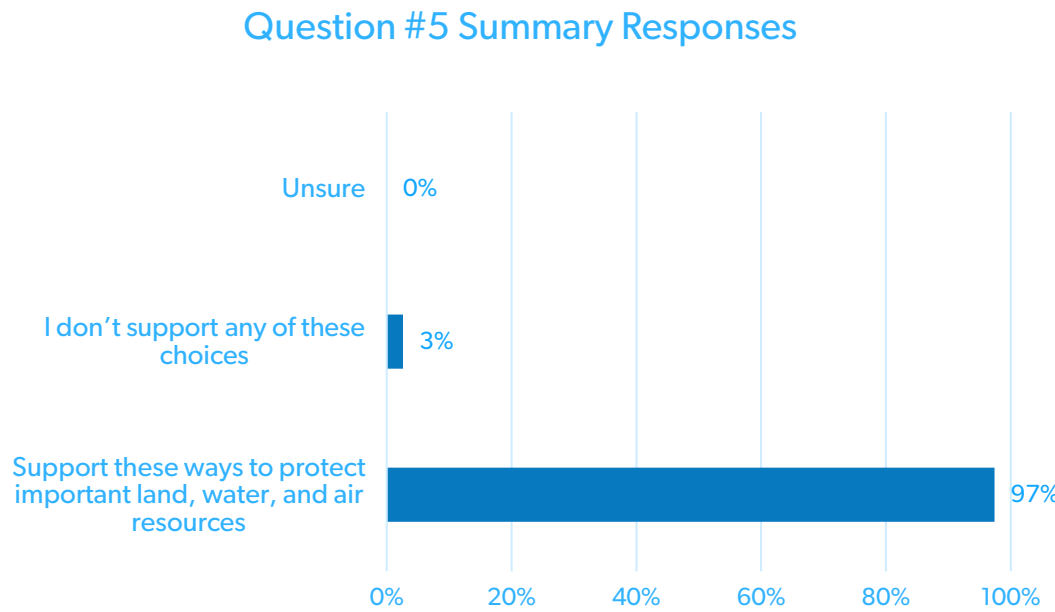
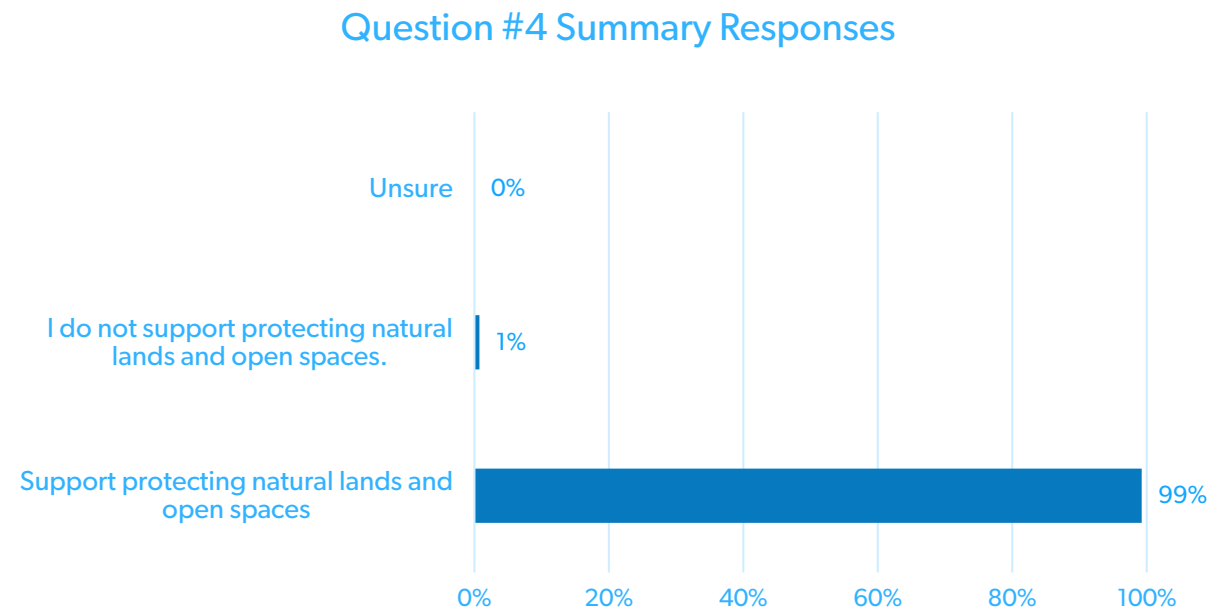
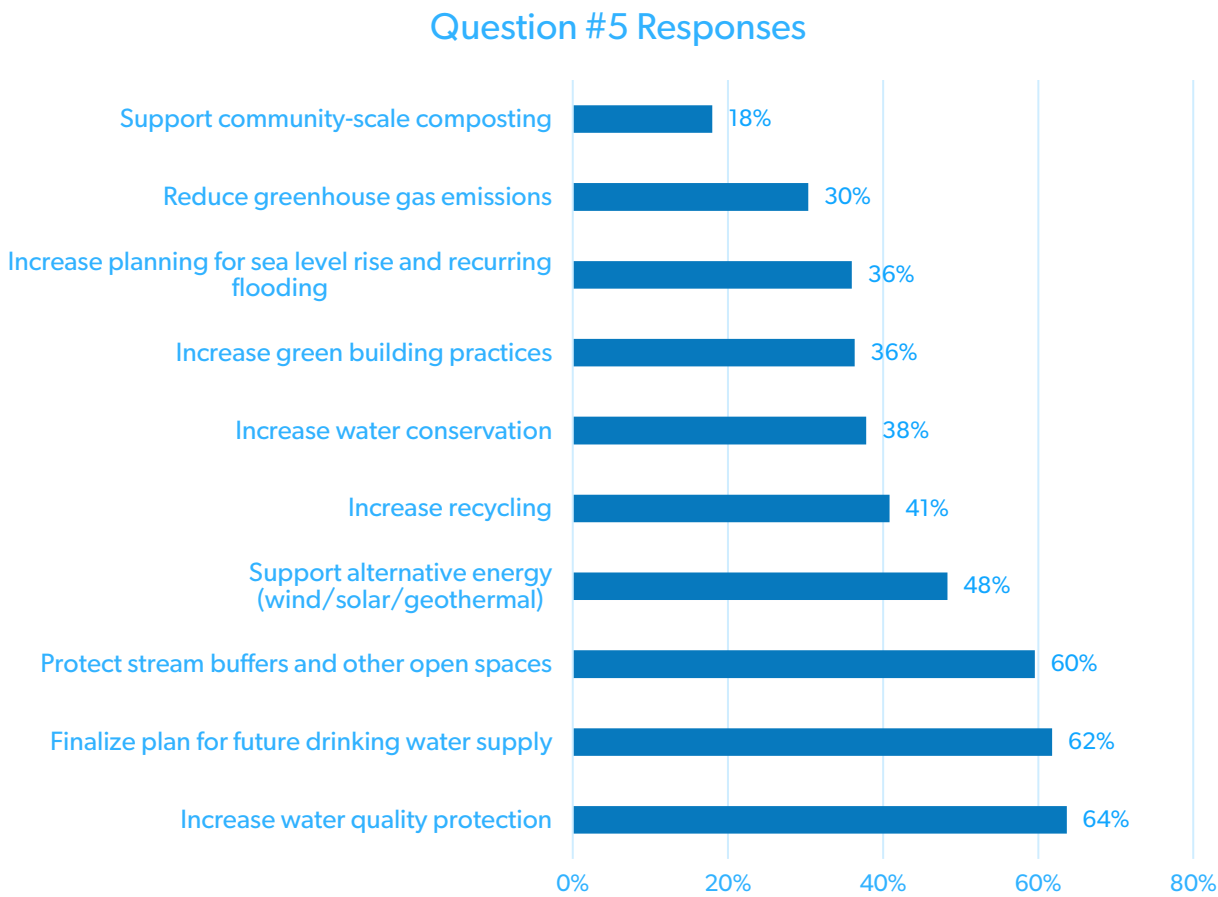
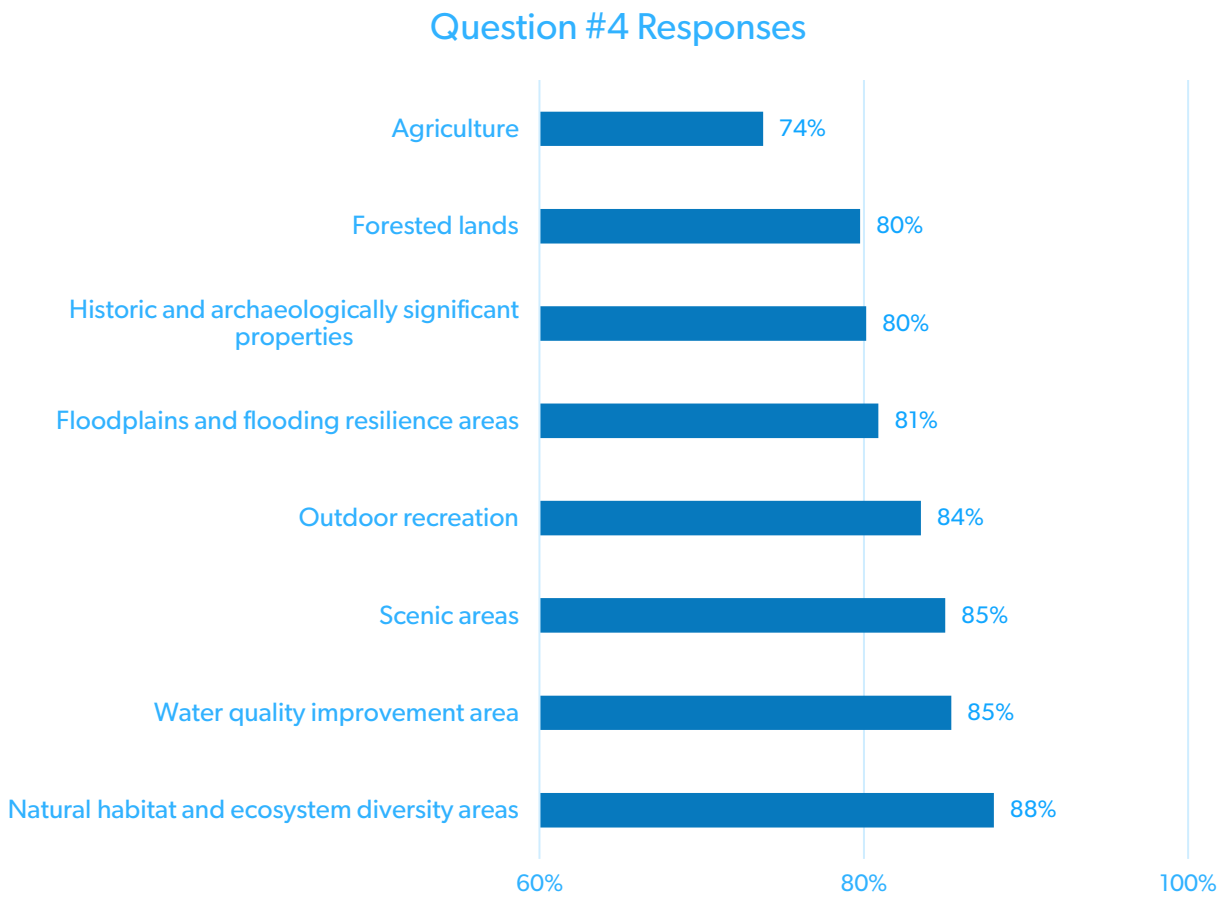


3. Protecting natural lands and open spaces in the County was one of the most highly supported community objectives identified through the 2019 Citizen Survey and the Engage 2045 Round #1 Public Engagement effort. **Which types of protection measures do you support?** (Circle all that apply from 1-iv, or choose v and vi as applicable.) Overall # of responses: 260

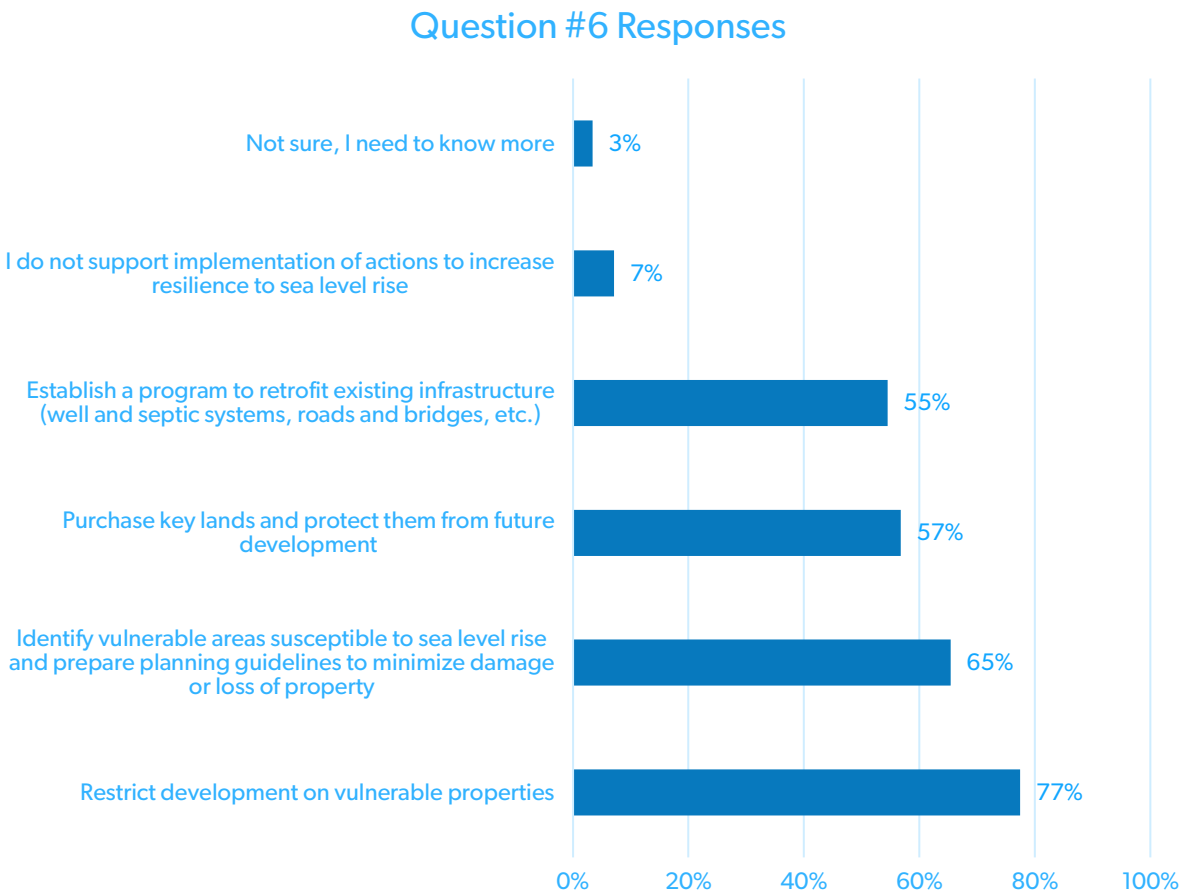


4. Which types of natural lands, undeveloped lands and open spaces do you support protecting? (Circle all that apply from i-viii, or choose ix and x as applicable.) Overall # of responses: 267

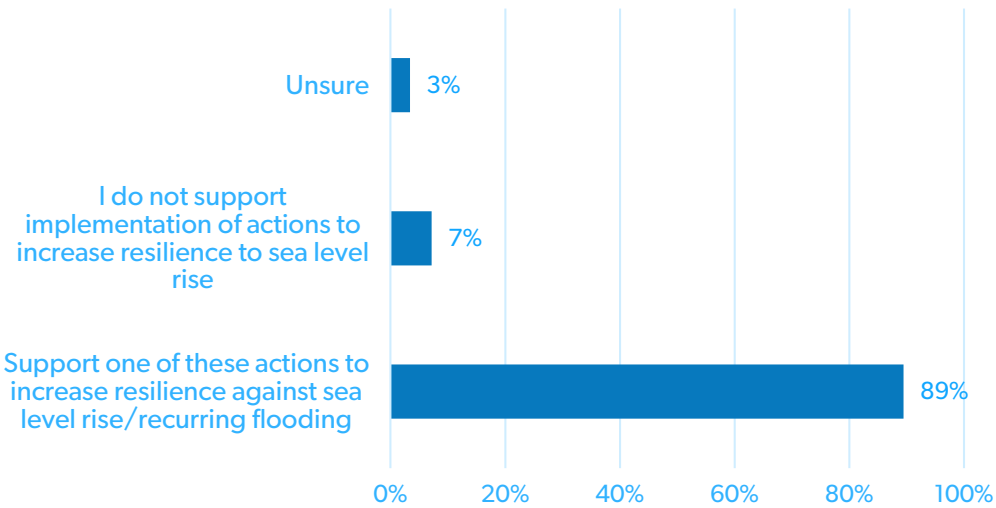
5. Which of the following should the County do more of to protect our important land, water, and air resources? (Circle your top five choices.) Overall # of responses: 267



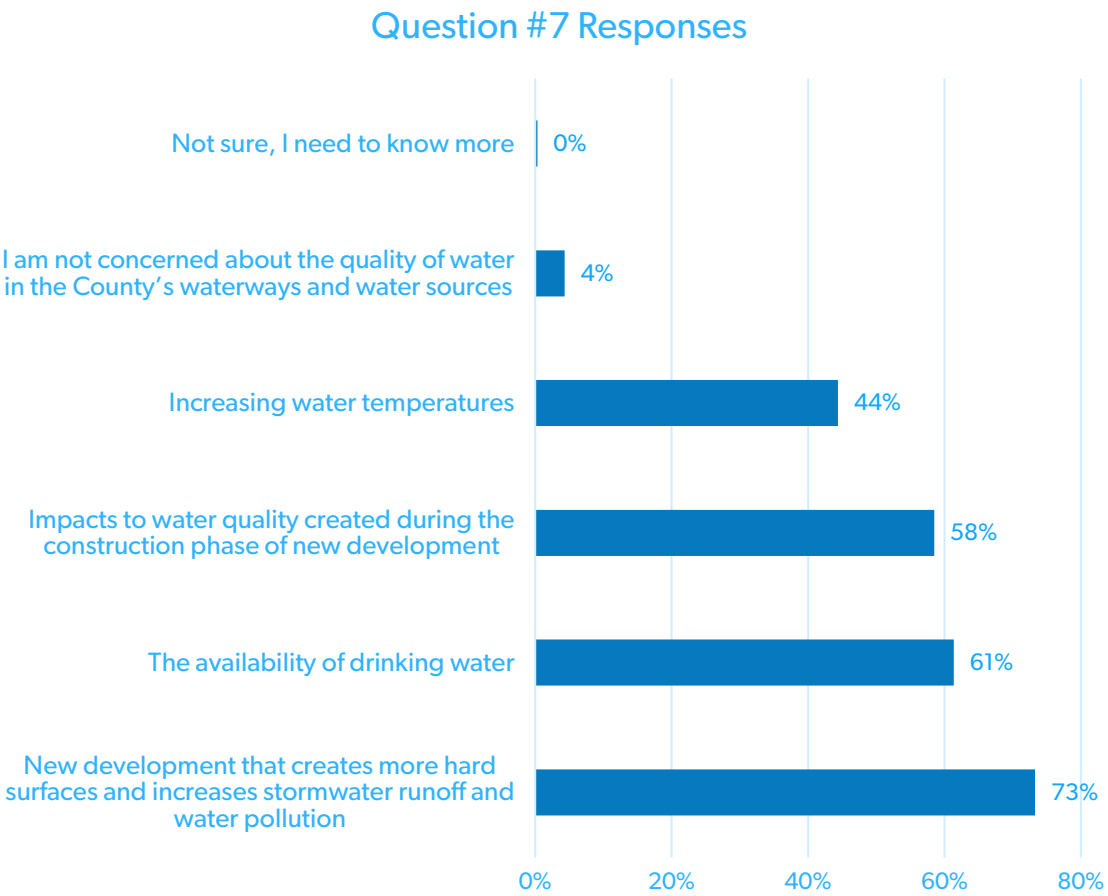
6. Which of the following actions do you support to increase resilience to sea level rise/recurring flooding? (Circle all that apply from i-iii, or choose iv or v as applicable.) Overall # of responses: 266



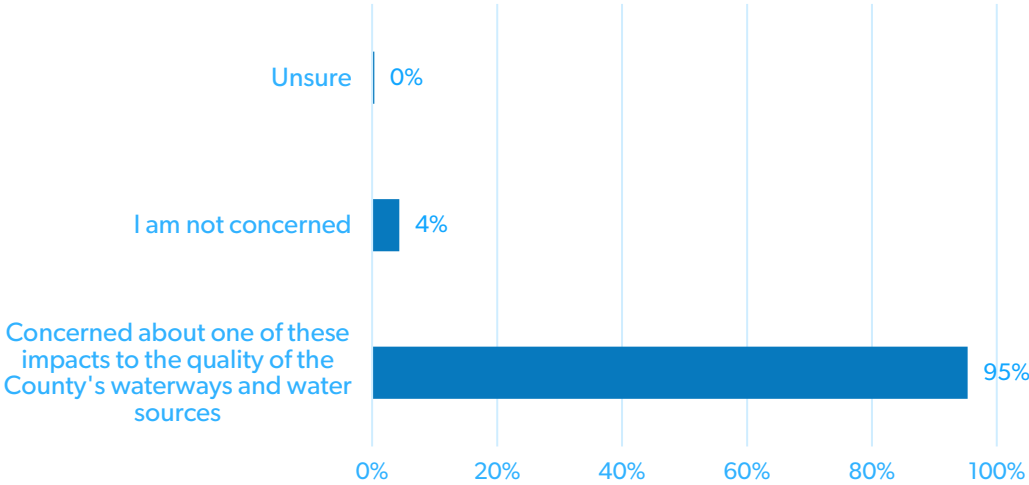
Question #6 Summary Responses



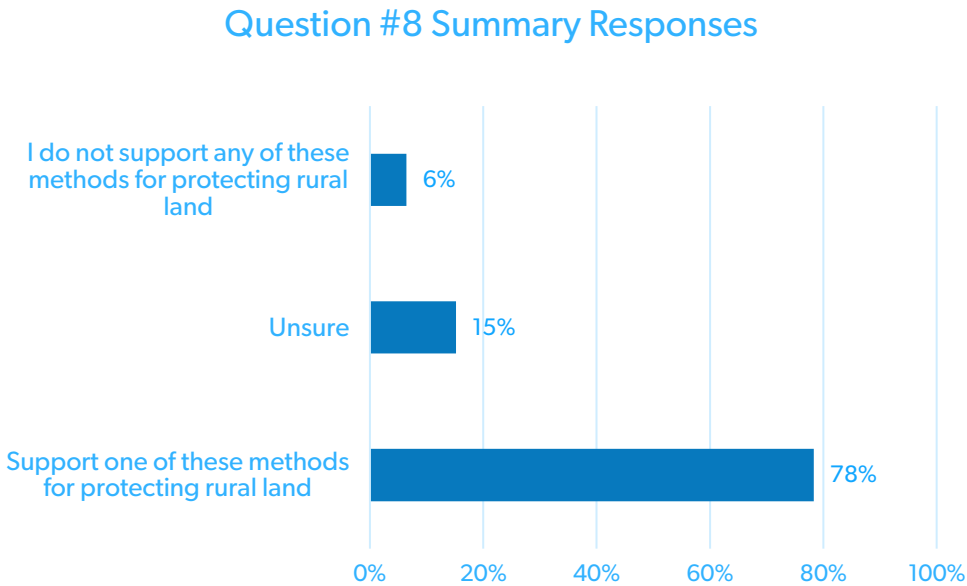
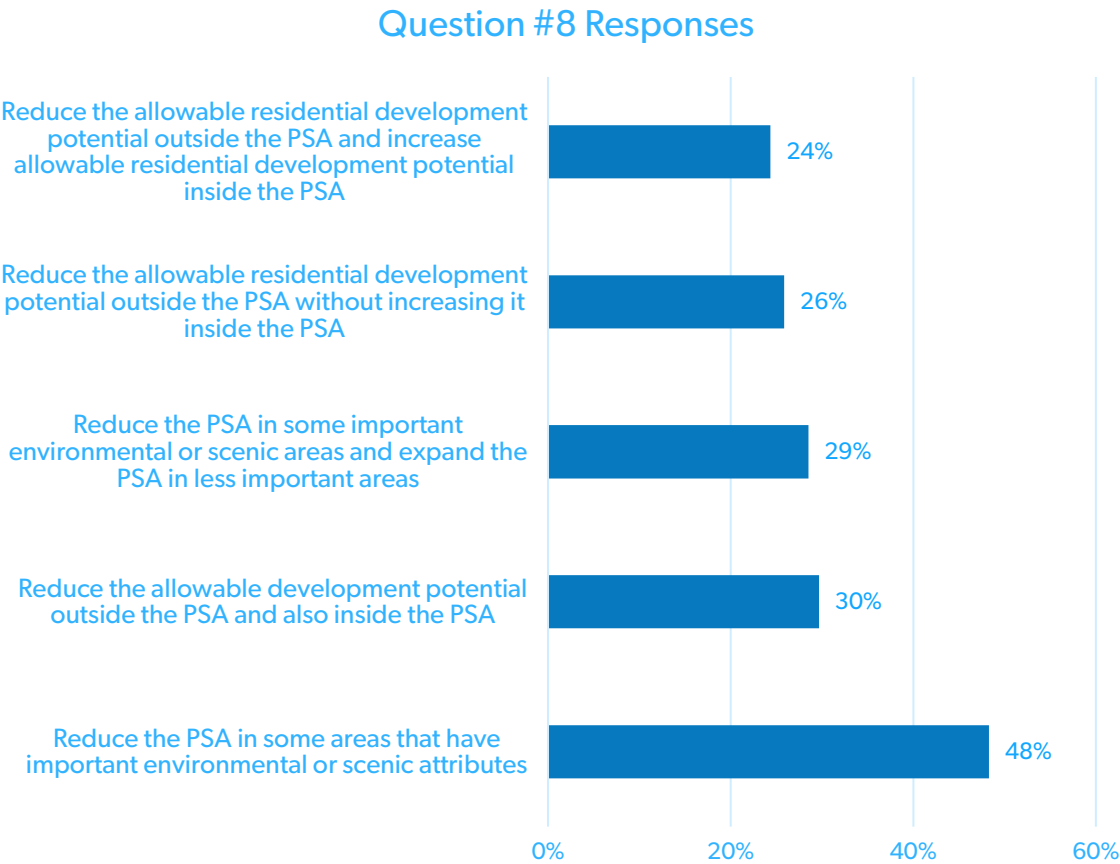
7. What are your greatest concerns related to the quality of the County's waterways and water sources? (Circle all that apply from i-iv, or choose v or vi as applicable.) Overall # of responses: 277.



Question #7 Summary Responses



8. During the Engage 2045 process, residents have voiced strong support for protecting rural lands as a cornerstone of the County’s valued rural character. The County currently allows one residential unit per three acres on rural lands outside the Primary Service Area (PSA) – the County’s growth area -- and focuses on providing water and sewer to areas inside the PSA and not to rural lands. **Please select below any of the policies for expanding and protecting the rural lands that you would support.** (Circle all that apply.) Overall # of responses: 263.



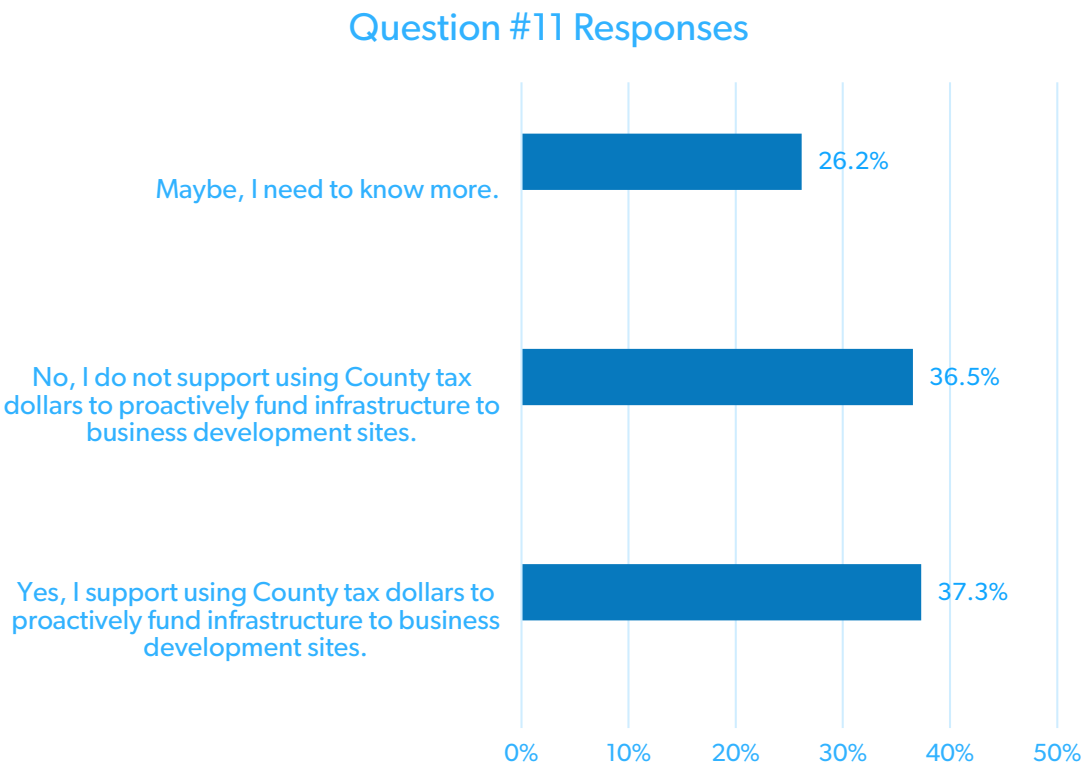
9. During the Engage 2045 process, there has been strong support for more walking and biking options within the community. To help understand what types of facilities can best support residents, **please rank in order of preference the types of facilities (e.g., paths, trails, greenways, sidewalks) in which you would like the County to invest.**

STRATEGY	Number of Times Ranked							Weighted Ranking
	1	2	3	4	5	6	7	
Walking and biking facilities that connect neighborhoods to schools and parks	28	70	62	47	26	10	3	Highest 3.1
Walking and biking facilities that connect neighborhoods to employment or shopping centers	53	48	39	30	47	21	5	3.2
Walking and biking facilities that connect neighborhoods to major trails and greenways	42	35	47	57	30	27	5	3.4
Walking and biking facilities that offer an alternative to driving along major road corridors	37	41	35	32	46	34	13	3.7
Walking and biking facilities that connect adjacent neighborhoods	39	23	30	35	40	47	26	4.1
Walking and biking facilities that connect adjacent employment or shopping areas	10	23	20	25	36	80	39	4.9
Extending the Capital Trail from Jamestown to the rest of Hampton Roads	39	7	15	15	15	17	135	Lowest 5.3
TOTAL	248	247	248	241	240	236	226	
I do not believe the County should invest in any of these	37	12%						
Not sure, I need to know more	23	7%						

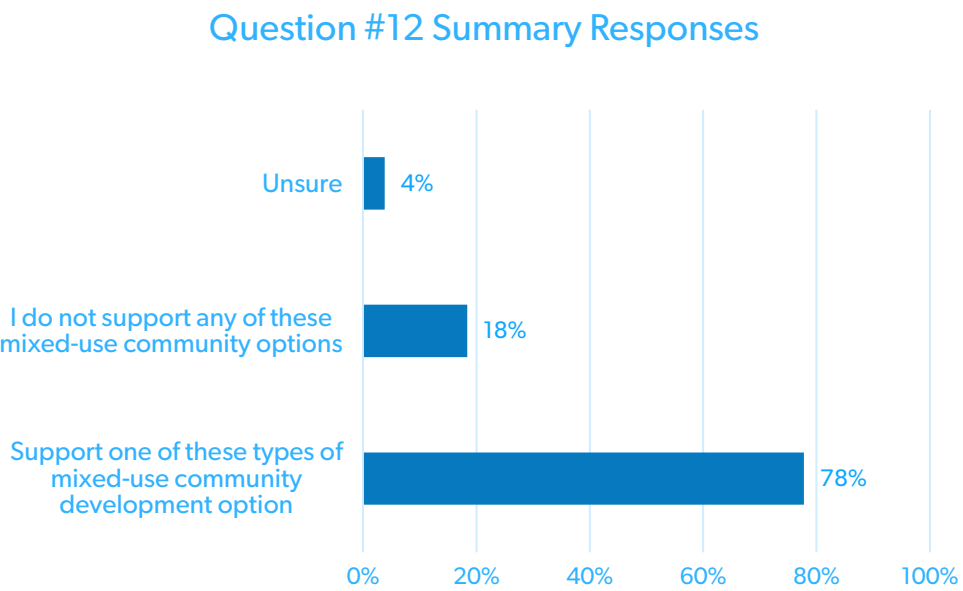
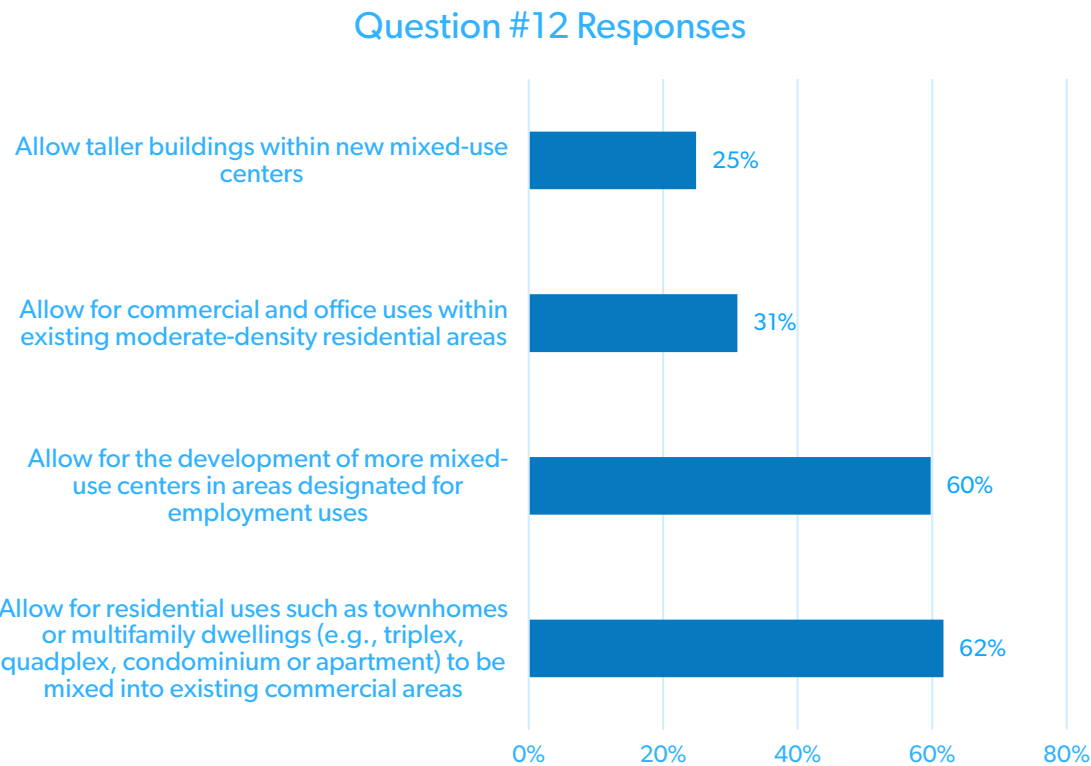
10. To reduce greenhouse gas emissions, please rank below all methods of transportation in which you believe the County should invest.

STRATEGY	Number of Times Ranked								Weighted Ranking
	1	2	3	4	5	6	7	8	
Biking networks (e.g., paths, trails, greenways)	89	46	28	24	21	14	5	8	Highest 2.8
More sidewalks and walking networks	49	67	37	29	18	11	11	4	3
Electric charging stations in parking lots to support alternative vehicle usage	33	37	31	38	32	20	20	15	3.9
Transit stops and shelters in developments	20	28	42	40	30	31	20	10	4.2
Regional commuter rail service funded in partnership with other localities	30	27	36	24	22	23	16	35	4.4
Designated rideshare (e.g., Uber, Lyft) drop-off sites within developments	4	12	32	31	39	43	30	24	5.1
Golf cart usage on certain roads and parking in public parking lots, if legally permissible	12	13	13	19	25	30	45	58	5.8
E-scooters on certain walking and biking facilities, if legally permissible	7	5	14	16	26	32	57	49	Lowest 6
TOTAL	244	235	233	221	213	204	204	203	
I do not believe the County should invest in any of these	25	9%							
Not sure, I need to know more	6	2%							

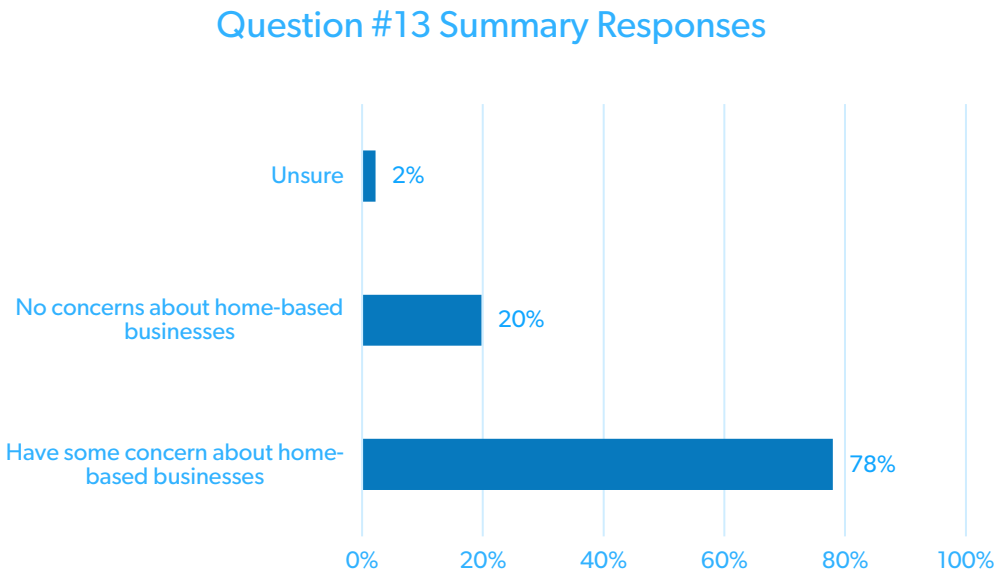
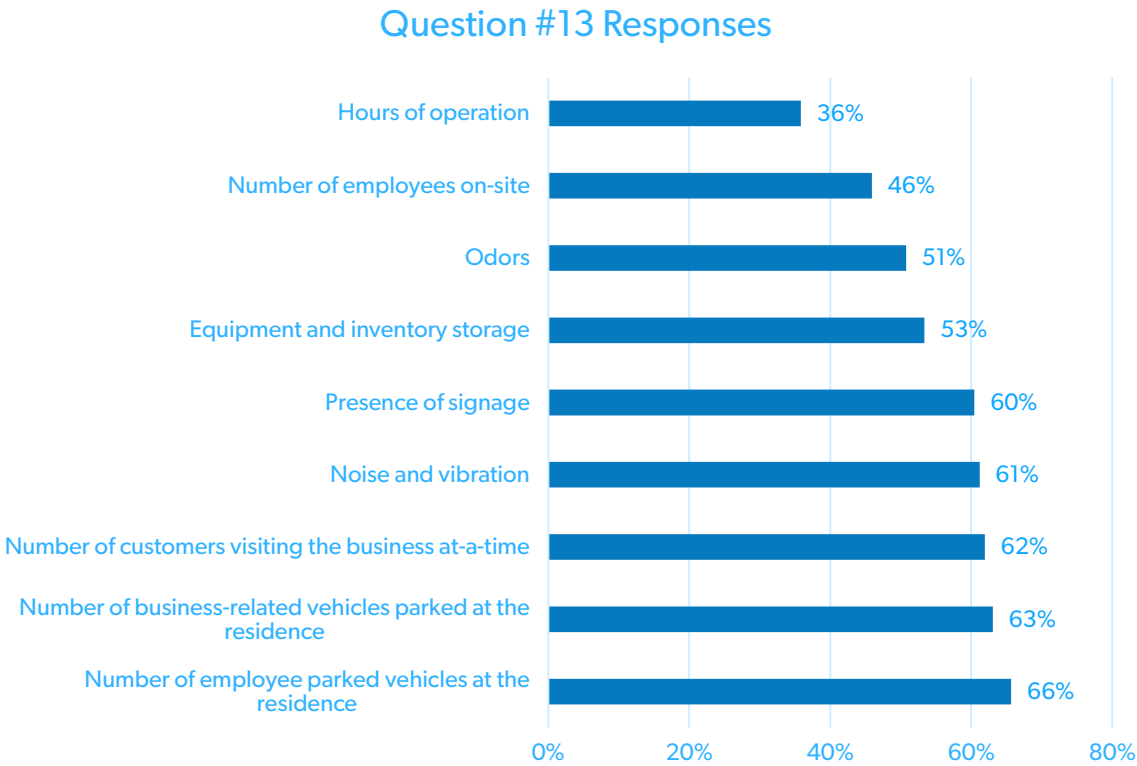
11. Through the 2019 Citizen Survey and the Engage 2045 Round #1 Public Engagement effort, residents have shown strong support for doing more to attract higher paying jobs to the County. Currently, infrastructure extensions and improvements to support new developments are constructed as part of the development process and funded by private developers. Examples include extensions of public water and sewer lines and stormwater infrastructure, and roadway or other transportation improvements. As a mechanism to attract businesses to the County, some of which may provide higher paying jobs, **do you support using County tax dollars to proactively fund infrastructure to sites within the Primary Service Area -- the County's growth area -- that are planned for future business development?** Overall # of responses: 260



12. Employee preferences for mixed-use and walkable communities are increasingly driving the business site selection process for many industries. These “complete communities” provide options for employees to shop, dine, recreate, and live close to work – like New Town. In Round #2 of the Engage 2045 process, this type of mixed-use community received more support than the current trend of neighborhoods with single family homes on relatively large lots. **Please check all the choices below that you support to create complete communities in the County.** Overall # of responses: 261

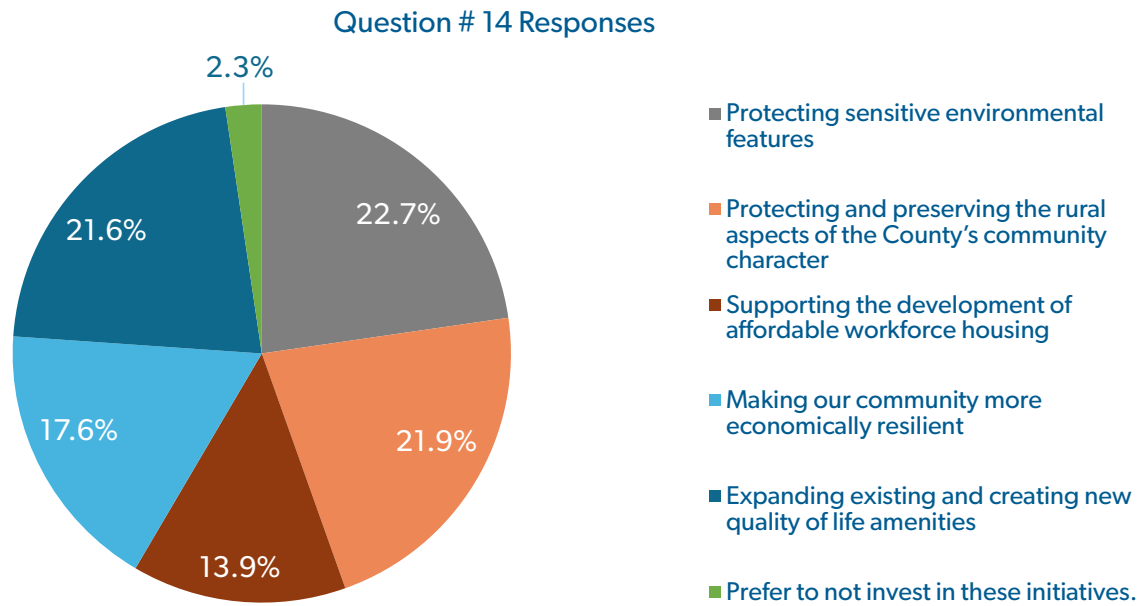


13. Recent economic trends, emphasized through the pandemic, have resulted in more workers in the County working from home. More small business owners are choosing to base their operations out of their home for safety, productivity, and cost reasons. **If the County relaxed restrictions on home-based businesses, which of the following are of potential concern to you?** Overall # of responses: 268



14. Through the 2019 Citizen Survey and the Engage 2045 public inputs, citizens have identified five priorities they want the County to pursue. However, County resources are constrained, which means that these priorities must compete for limited resources (whether they be staff time to develop policies, County funds to support initiatives, or the use of outside funding). **Assuming the County has resources to invest in these initiatives, please identify the percentage of those resources you would support allocating to each.** The total of the percentage must add up to 100%. If you prefer to not invest in these initiatives, please mark 100% in the last choice.

Overall # of responses: 220



Character Design Guidelines

Questionnaire Responses

INTRODUCTION

The public had access to the James City County Design Guidelines Survey from January 25, 2021 to February 21, 2021. The County offered this survey via the Metroquest online survey platform and through paper versions of the same questionnaire placed in key public locations. The questionnaire collected 197 responses over a one-month period. The questionnaire provided several photographs of different types of development grouped into the categories of neighborhoods, commercial, and rural and other. Participants were asked to rank each image from one to five stars, with five as the highest ranking, and were given the opportunity to comment on each image. A total of 987 comments were collected and are included in an Appendix to this report. This report draws on the participant comments for insights on the questionnaire score results.

Questionnaire participants’ primary concern was preserving the existing rural and low-density development patterns in James City County. Participants had a strong preference for images that depicted neocolonial architecture. Participants generally associated high-density development with increased traffic and a lower quality of life. Image ratings and comments showed a strong preference for pedestrian-oriented shopping areas. Participants believed that rural residential development must be planned with farmland preservation in mind, but participant comments revealed disagreements in how to achieve this.

DEMOGRAPHIC DATA

The survey collected six key data points to help identify the demographic makeup of the survey participants. The results are displayed in the charts listed on pages 10-11. The majority of participants had lived in the county for over 11 years, nearly half were 55-years-old or older, over three-quarters were white, most were not Hispanic or Latinx, the majority were women, and most had not participated in the planning process prior to this survey. A comparison of the Character Design Guidelines Questionnaire and the Policies and Actions Questionnaire revealed two differences in respondents. First, 5% more respondents aged 25-34 completed the Character and Design Guidelines Questionnaire than the Policies and Actions Questionnaire. Secondly, 5% more respondents in the 35-44 age cohort completed the Character and Design Guidelines Questionnaire than the Policies and Actions Questionnaire.

SUBSTANTIVE QUESTION RESPONSES

The charts on pages 27-47 show the survey results for each of the three types of development -- Neighborhoods, Commercial, and Rural and Other. Respondents were asked to provide opinions on several types of development within each category. For example, the Neighborhood category was divided into low density, medium density, high density, and neighborhood commercial. For each of these subcategories, respondents were presented with several images that depicted alternative styles of development, and were asked to rate each image from 1 (least preferred) to 5 (most preferred). The charts show the number of times respondents selected each rating for each image. This is helpful in portraying consensus of opinion (most votes in one or two rating categories), no strong opinion (votes more or less evenly distributed among the rating categories), or strongly opposing opinions (high number of votes at the extremes). Each image shows the weighted average of respondents preferences.”

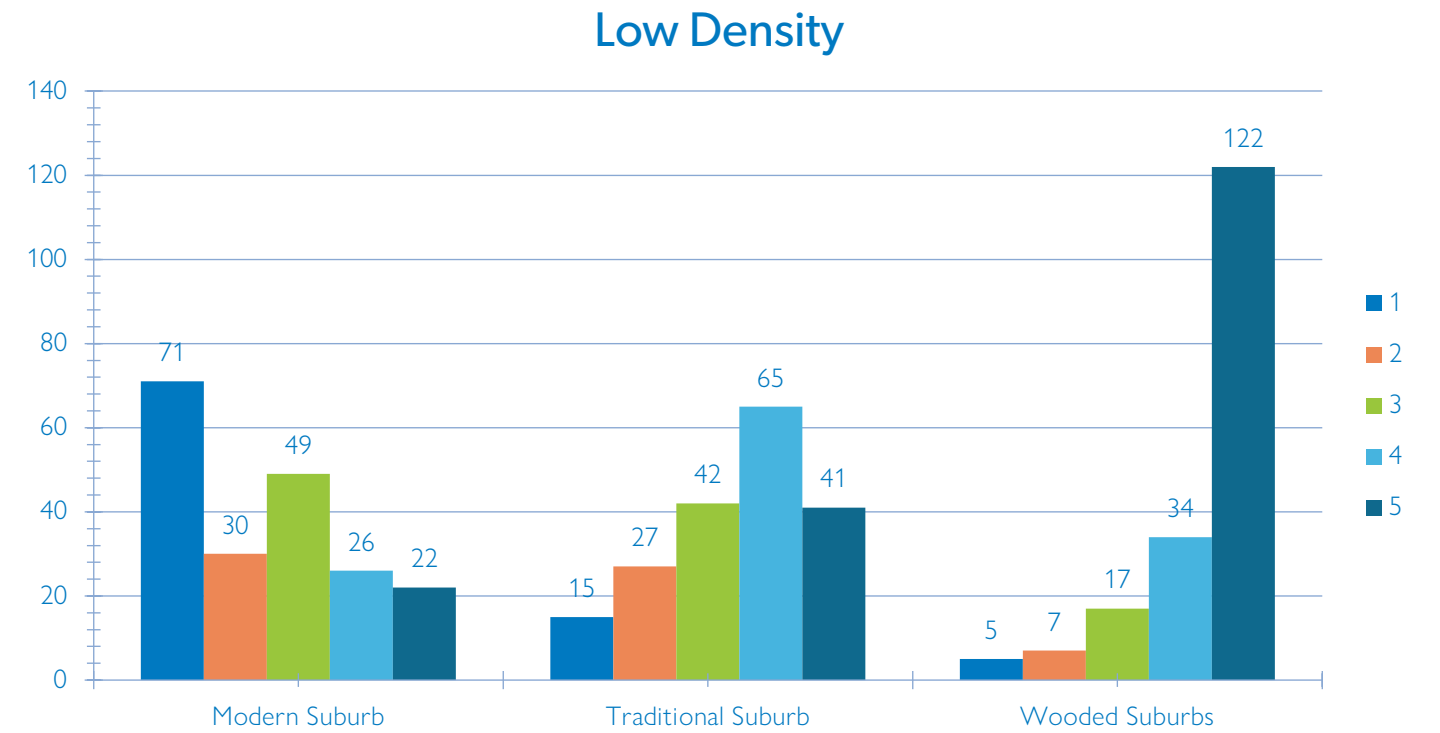
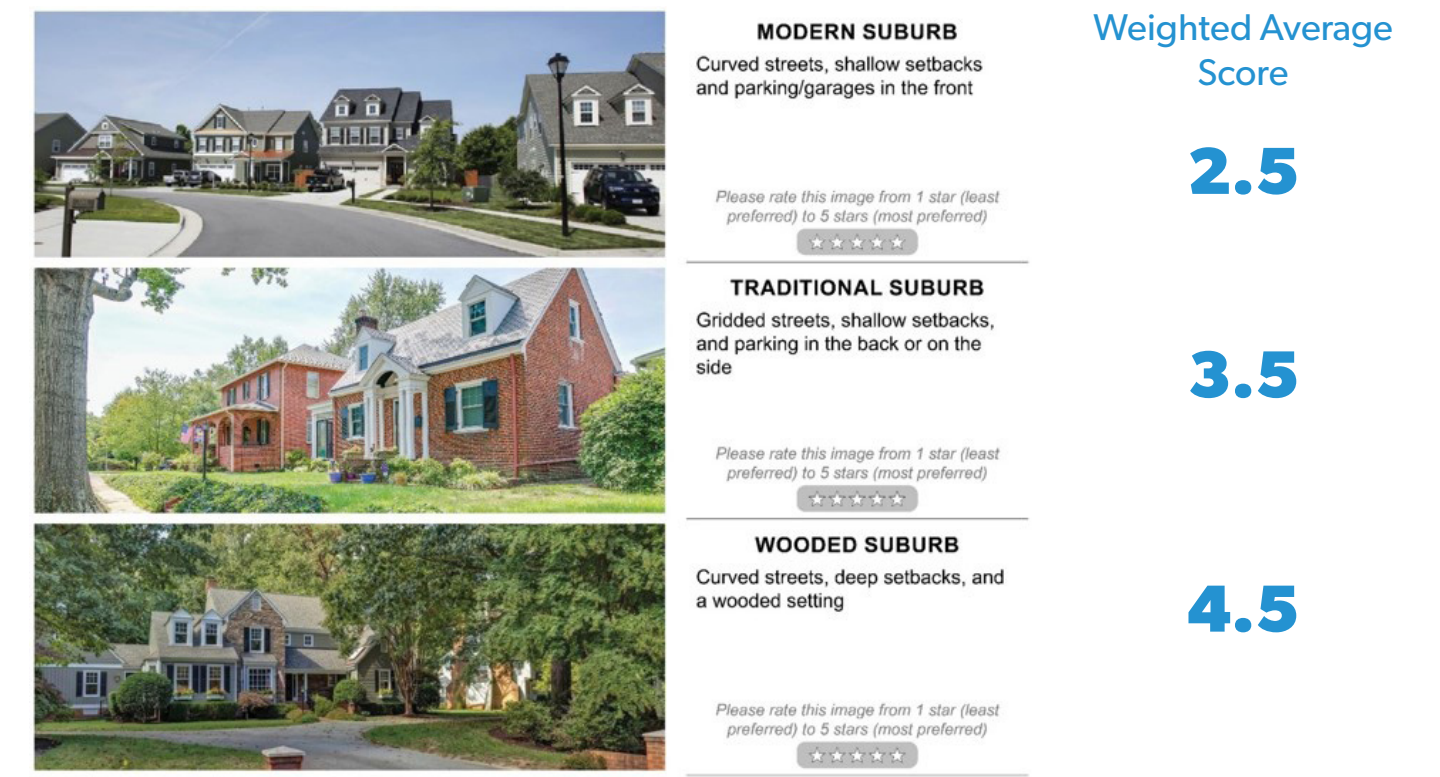
Neighborhood

Participant Values for Neighborhood: Privacy; Natural Surroundings; Historical Architecture; Community

Respondents were asked to evaluate the images in four subcategories: Low Density; Medium Density; High Density; and Neighborhood Commercial. Questionnaire participants generally desired lower-density development, natural surroundings, and colonial-inspired architecture. Although lower density housing was preferred, survey participants strongly favored development types that were walkable. A common belief among participants who commented was that walkable neighborhoods would foster community. Participant comments on medium and high density housing show a preference for buildings that are articulated into smaller sections and an aversion to large buildings with less articulation. Many participant comments indicated a belief that higher density development would result in lower quality of life and increased traffic. Participants made 470 comments on the images in the neighborhood category.

Low Density | 836 Votes and 132 Comments

Participants strongly preferred wooded suburban development to traditional gridded suburban and modern suburban development. Most of the comments made on the wooded suburbs image indicated a community desire to live in natural surroundings with an abundance of mature trees. Some comments noted that the larger lots and houses inherent to this form of development would result in more expensive houses. For traditional suburbs, participant comments noted that this form could foster community interactions and offer a more walkable environment, but some felt the grid would be too urban for the county. Participant comments for modern suburbs noted the lack of privacy and the clearcutting that often leaves these developments devoid of mature trees.



Setback houses and row houses scored the highest in the medium density subcategory. The majority of participants disliked duplexes, traditional courts, and mansion apartments. Participant comments on setback houses support the established desire for more natural, green surroundings. Some participants reacted negatively to setback houses noting the higher density of development as a barrier to privacy. For row houses, participants noted the community feel but cited a discomfort in the density. For the three images that the participants disliked, common concerns were aesthetics, density, and lack of green areas.



"MANSION" APARTMENTS
Small apartment buildings built to look like a single large home

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



SET-BACK HOUSES
Houses with small side yards and large front yards

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



TRADITIONAL COURT
Community-oriented, intimate clusters often including multi-unit buildings

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★ ★ ★ ★ ★



DUPLEXES
Multi-unit buildings built on a single lot

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



ROW HOUSES
Front stoops and porches with compact front yards

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★

Weighted Average Score

2.0

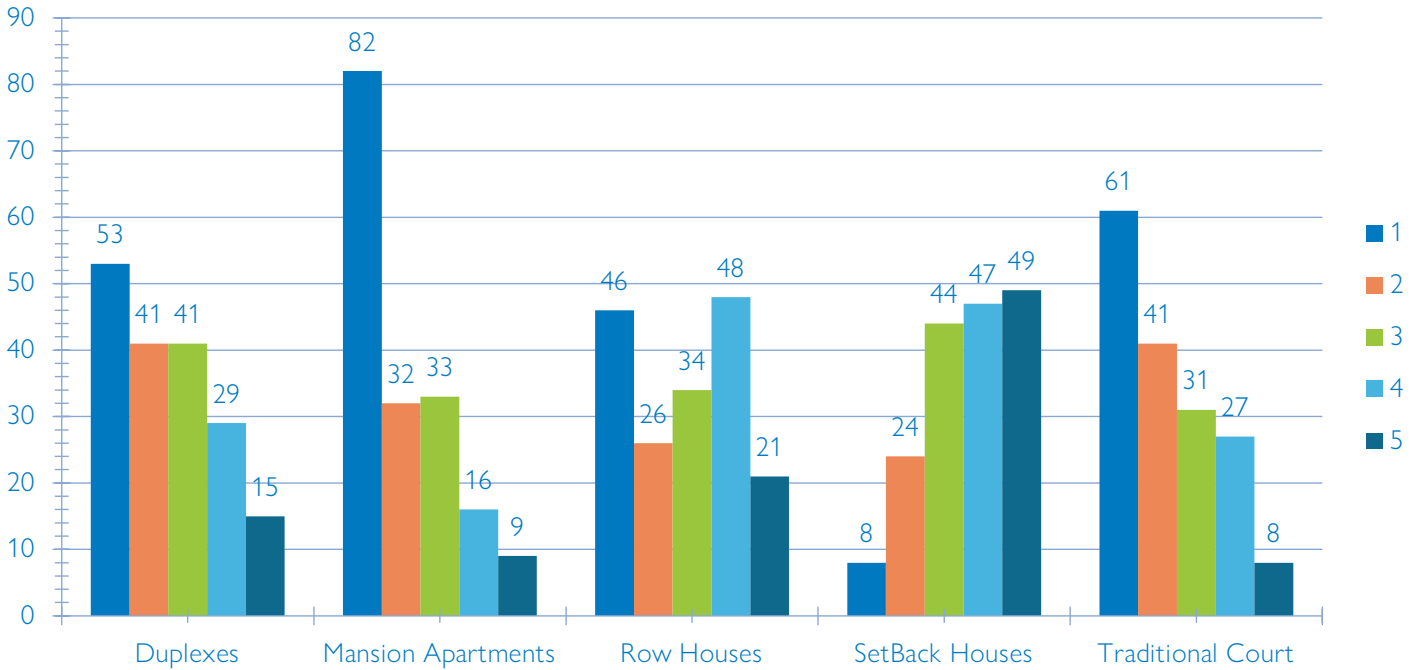
3.6

2.3


2.4

2.9

Medium Density




None of the images of high-density development received a majority of positive scores. The highest-scoring image was of vertical articulation. A small number of participants noted that higher density development would create walkable areas with access to shops and jobs. Most comments maintained the themes in the medium density subcategory – that the aesthetics, density, and lack of green areas were not representative of the county.



VERTICAL ARTICULATION
Large buildings designed to appear like several smaller ones

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

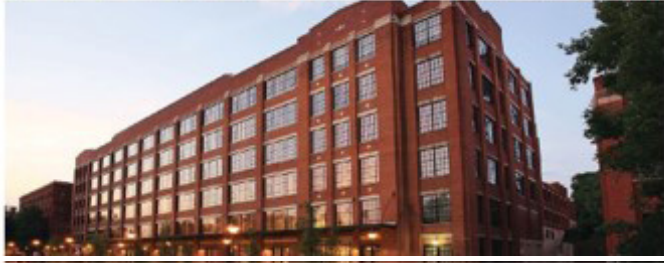
★★★★★



ABSTRACT ARTICULATION
Large buildings broken up by architectural elements

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★★★★★



LOFT STYLE
Large buildings with interesting layouts and big windows

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★★★★★



PLAZA APARTMENTS
Apartment buildings with integrated open space

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★★★★★



ROW HOUSE ARTICULATION
Large buildings visually broken up to appear like town homes

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★★★★★

Weighted Average Score

2.5

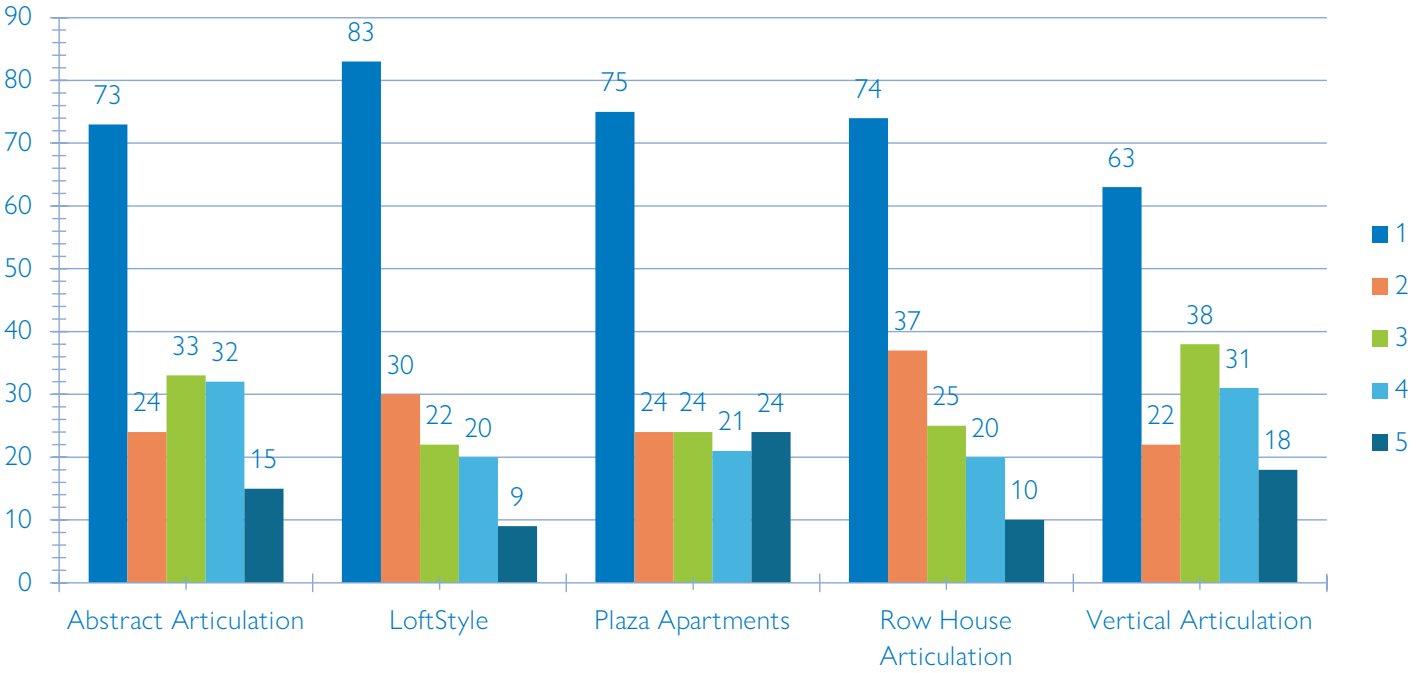
2.4

2.0


2.4

2.0

High Density





The majority of participants rated neighborhood anchors, integrated shops, and community hubs positively and generally rejected corporate styles. Comments on neighborhood anchors – the highest rated image in this category – noted how these sorts of businesses foster community interactions and encourage tourism. The image depicted Lamplighter, a coffee shop in the Fan District of Richmond, Virginia. The participants also cited having outdoor dining and reusing older buildings as a community benefit. Other positive comments on the top three development types noted walkability, ease of access, and aesthetics. Participants rated corporate styles low, with comments focused on the distaste in inviting architecture to the county that does not fit existing community character.



INTEGRATED SHOPS
Shops built to match the surrounding architecture

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★ ★ ★ ★ ★



COMMUNITY HUB
Community-use spaces with accessory retail

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★ ★ ★ ★ ★



NEIGHBORHOOD ANCHOR
Shops with outdoor dining and gathering spaces

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



CORPORATE STYLES
Buildings built to be familiar and easily identifiable

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★

Weighted Average Score

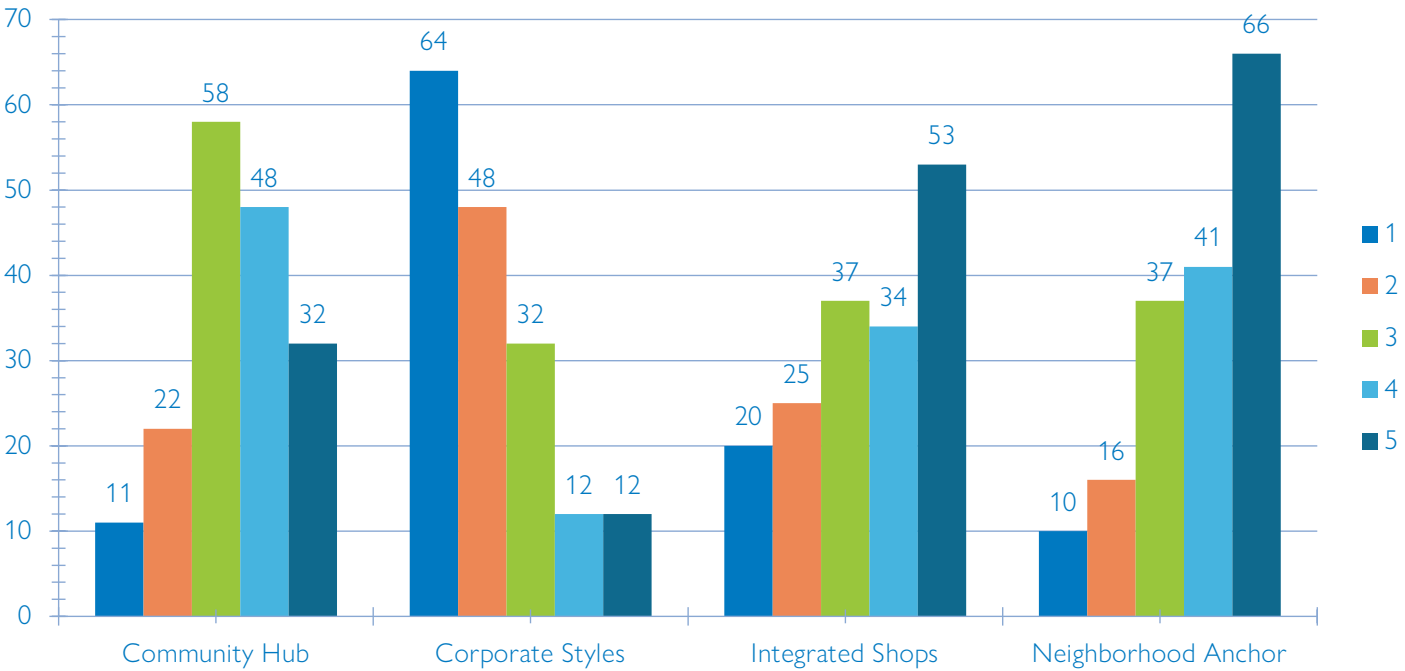
3.4

3.4

3.9

2.1

Neighborhood Commercial



Commercial

Participant Values for Commercial Areas: Pedestrian-orientation; Separation from Vehicles; Outdoor Dining and Gathering

Respondents were asked to evaluate images in four subcategories: Local Commercial; Regional Commercial; Commercial/ Residential; and Commercial/ Industrial. Respondents indicated a preference for commercial areas separate from parking lots where shoppers can walk, and that have integrated greenspaces and tree cover. Most of the negative comments showed that areas where shoppers can walk separate from parking lots are ideal. Commenters also continued the trend of preferring integrated greenspaces and tree cover. Most negative comments focused on architectural style and building age. Participants who commented generally associated development patterns with particular eras of construction and often dismissed the idea that these development types are possible today. Participants made 309 comments on the images in the commercial category. Average scores are less varied in the commercial category than the neighborhood category.

Local Commercial | 491 Votes and 71 Comments

Participants strongly preferred pedestrian malls and commercial corridors to strip malls. Comments showed a desire to separate parking from commercial areas. Parking was the primary reason strip malls received a low score, with participant comments indicating a lack of walkability in automobile-oriented shopping areas. Commenters also indicated that pedestrian malls and commercial corridors could create a community center and foster community interaction. A few participants questioned whether additional pedestrian malls would detract from Williamsburg’s own pedestrian mall: Duke of Gloucester Street.



COMMERCIAL CORRIDOR
Linear shopping with on-street parking

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



STRIP MALL
Individual rows of shopping built around a parking lot

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



PEDESTRIAN MALL
Linear shopping areas with parking on the perimeter

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★

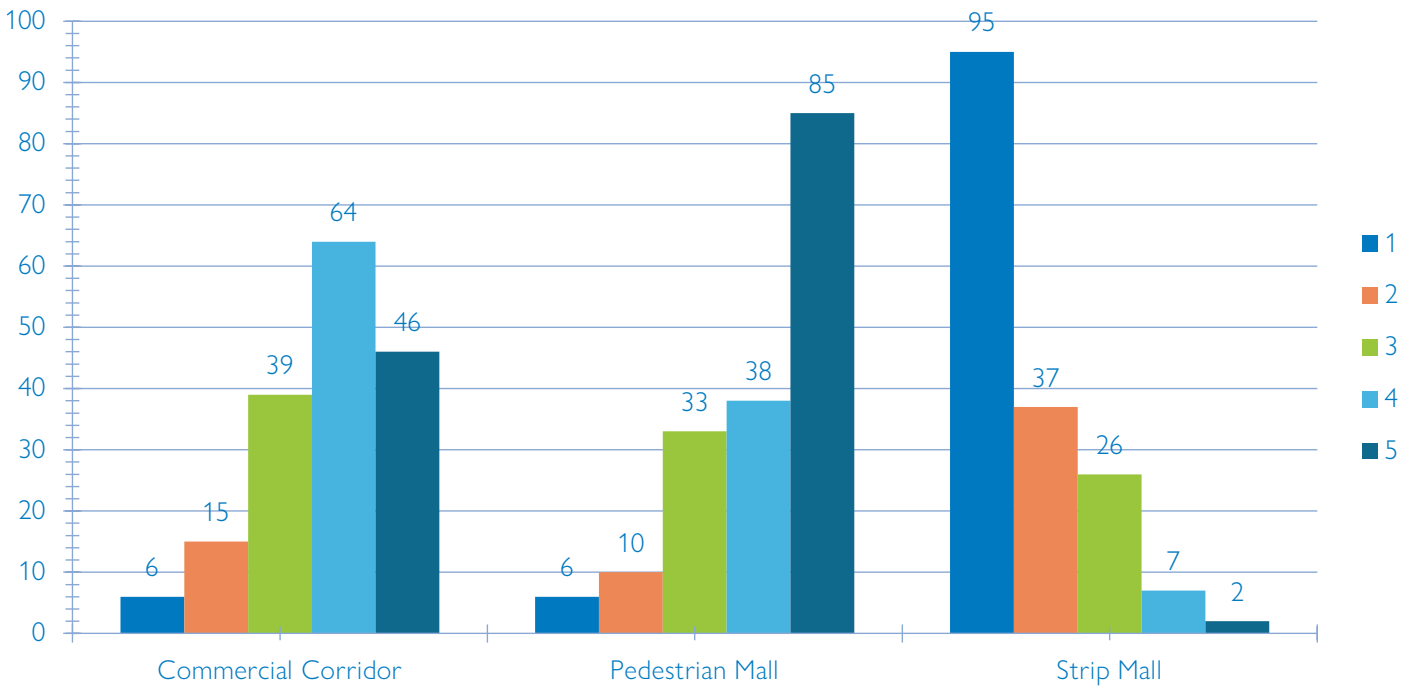
Weighted Average Score

3.8

1.7

4.0

Local Commercial




While participants indicated a clear dislike for traditional malls, they did not indicate a strong preference among the other forms of regional commercial development. Comments noted town centers as having walkable features and community-oriented architecture, but many commenters felt that high vacancies in the New Town development are indicative that this form of development might not be appropriate to construct in the future. Participants also somewhat preferred modern mall development, noting the presence of open space as a plus. However, commenters made the same statements regarding New Town’s perceived vacancy rate as a reason to halt new commercial development. Traditional malls and strip clusters had the largest share of negative ratings. Participants commented that traditional malls were outdated and inconsistent with the community character of the County. Comments showed that participants did not favor strip clusters due to increased congestion and the presence of this form of development already in the area.



TOWN CENTER
Large shopping area with diverse building styles and centralized parking

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★★★★★



TRADITIONAL MALL
All businesses in one building with parking access on all sides

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★★★★★



MODERN MALL
Shopping malls with park-like outdoor areas and parking access on all sides

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★★★★★



STRIP CLUSTER
A centralized collection of strip malls with parking at every store

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★★★★★

Weighted Average Score

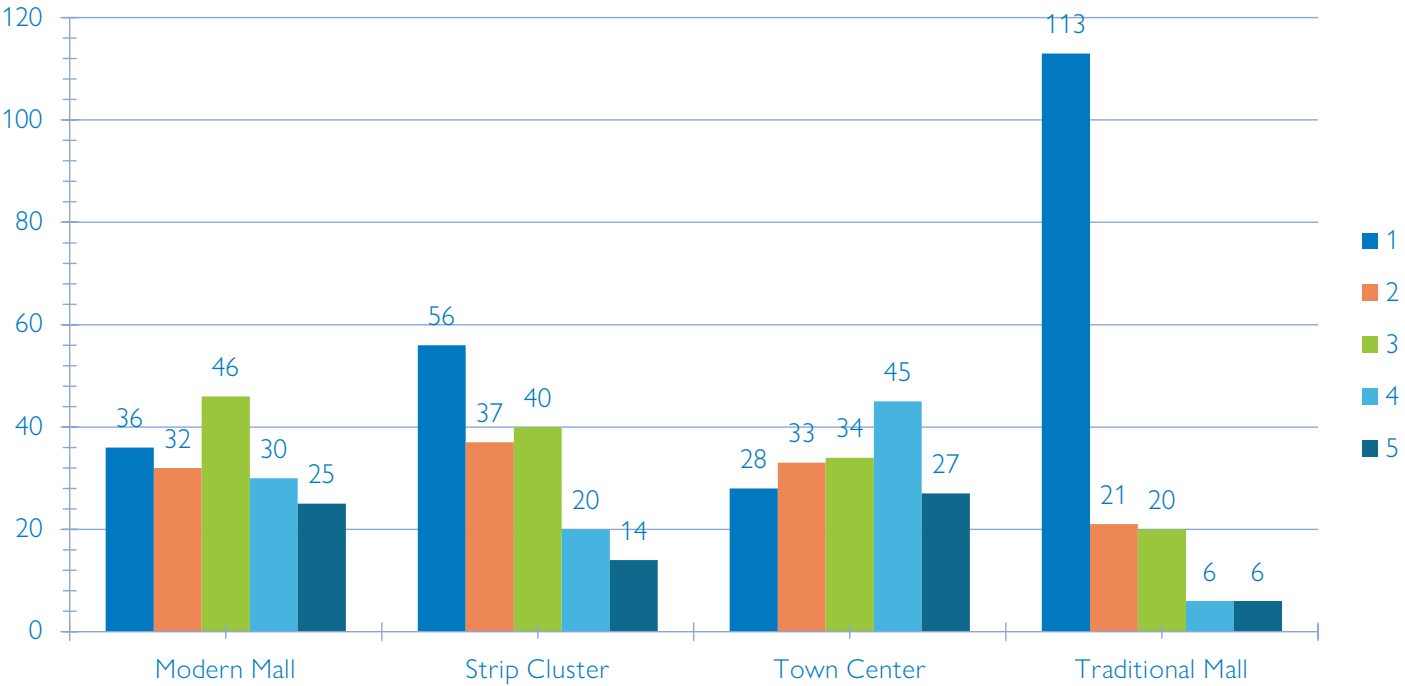
3.0

1.6

2.9

2.4

Regional Commercial



Participants strongly preferred Virginia Main Street 1, which depicts Downtown Fredericksburg, Virginia. Comments on this development style show the established preference for traditional architectural styles and the perceived separation of parking lots but indicate that participants generally did not believe this form of development could exist as new construction. Virginia Main Street 2 was the second highest-rated form of development, depicting Main Street in the Fan District of Richmond, Virginia. Participants commented that the aesthetics were appropriate but questioned the mix of uses and the construction of additional commercial in the County. Planned Town 1 scored the second lowest in this section. Planned Town 1 depicts a neocolonial-style development in Henrico County called Libbie Mill. Participants’ comments described the architectural styles of these buildings as plain or unattractive. This appears to contradict the majority of comments about aesthetics which tout the use of colonial design elements in contemporary architecture. Planned Town 2, which depicts New Town in James City County, scored the lowest. Commenters felt that this style was too monotonous and too dense for placement in the county.



VIRGINIA MAIN STREET 1
Variety of living spaces, building forms, ground-floor businesses

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



VIRGINIA MAIN STREET 2
Variety of living spaces with ground-floor residential and commercial

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



PLANNED TOWN 1
Uniformity in living spaces with ground-floor businesses

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



PLANNED TOWN 2
Uniformity in living spaces with ground-floor residential and commercial

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★

Weighted Average Score

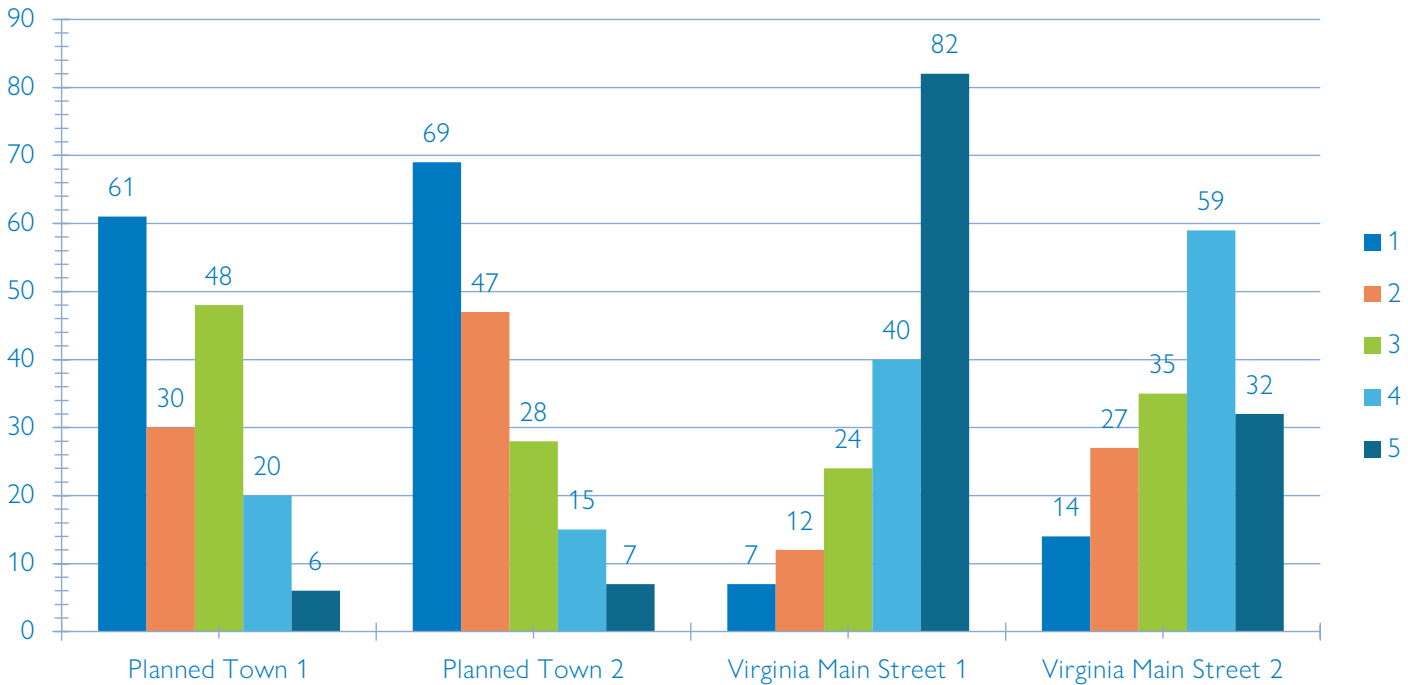
4.0

3.4

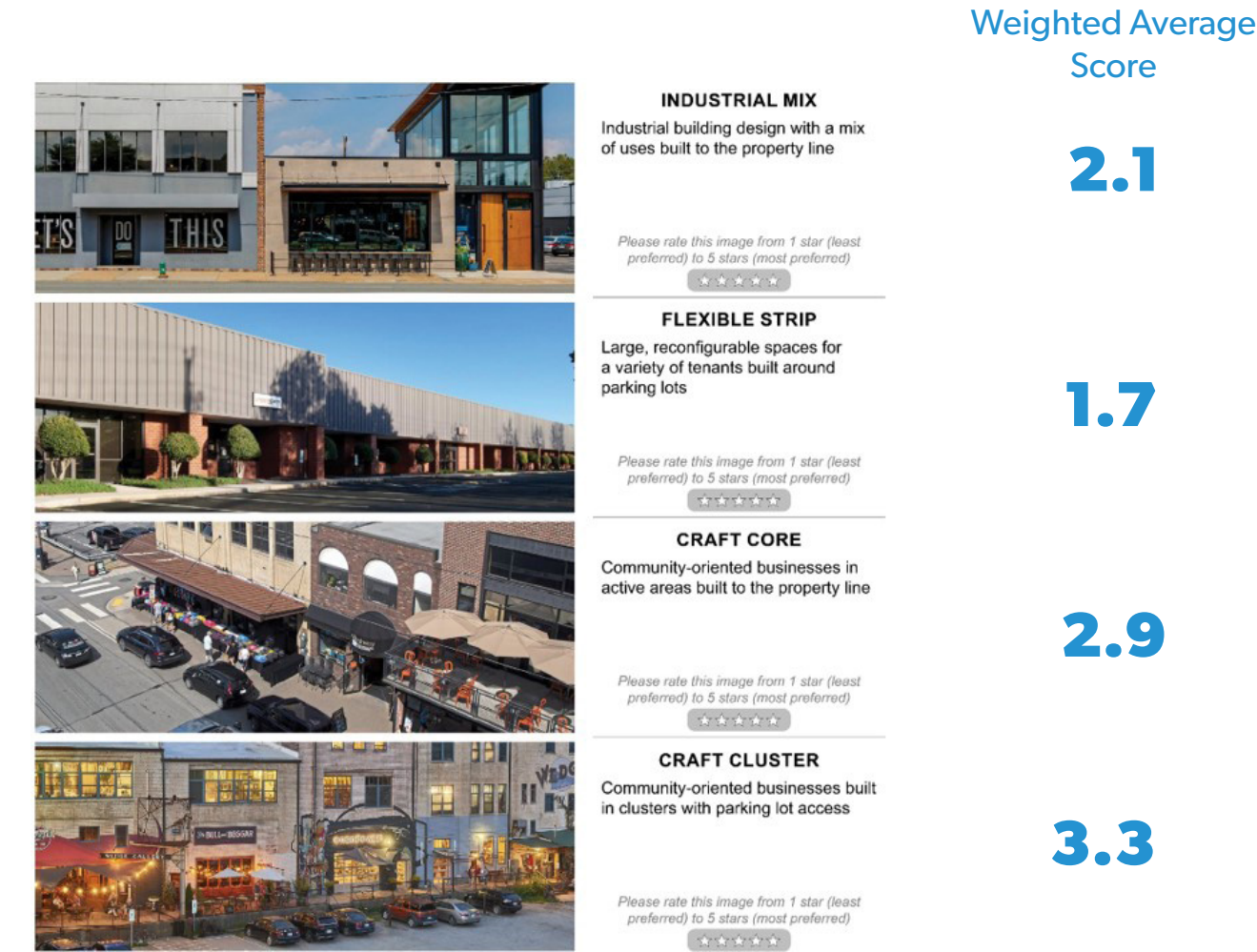
2.3

2.1

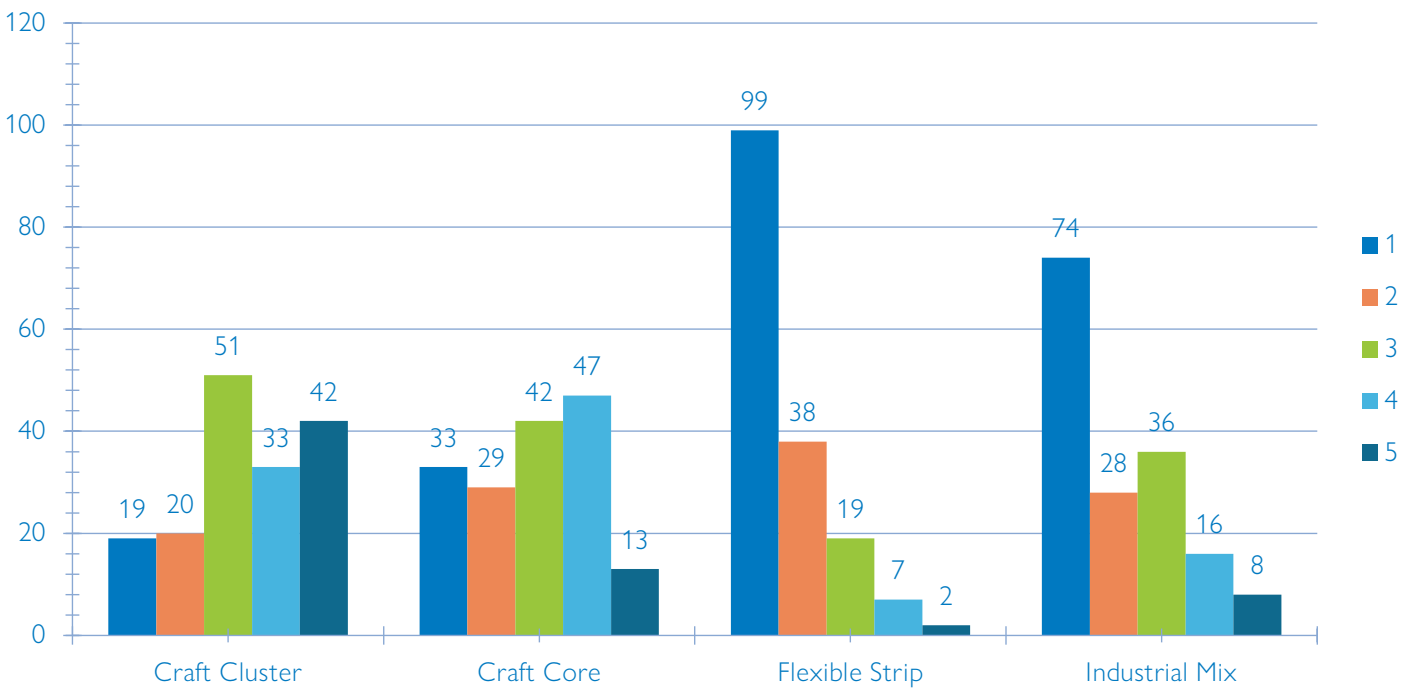
Commercial/Residential



Participants preferred the craft cluster and craft core types to flexible strip and industrial mix development. Some commenters felt craft clusters and craft cores would fit well in the county, but others felt these areas would be too dense. Participants mostly scored flexible strip and industrial mix low for aesthetic reasons.



Commercial/Industrial



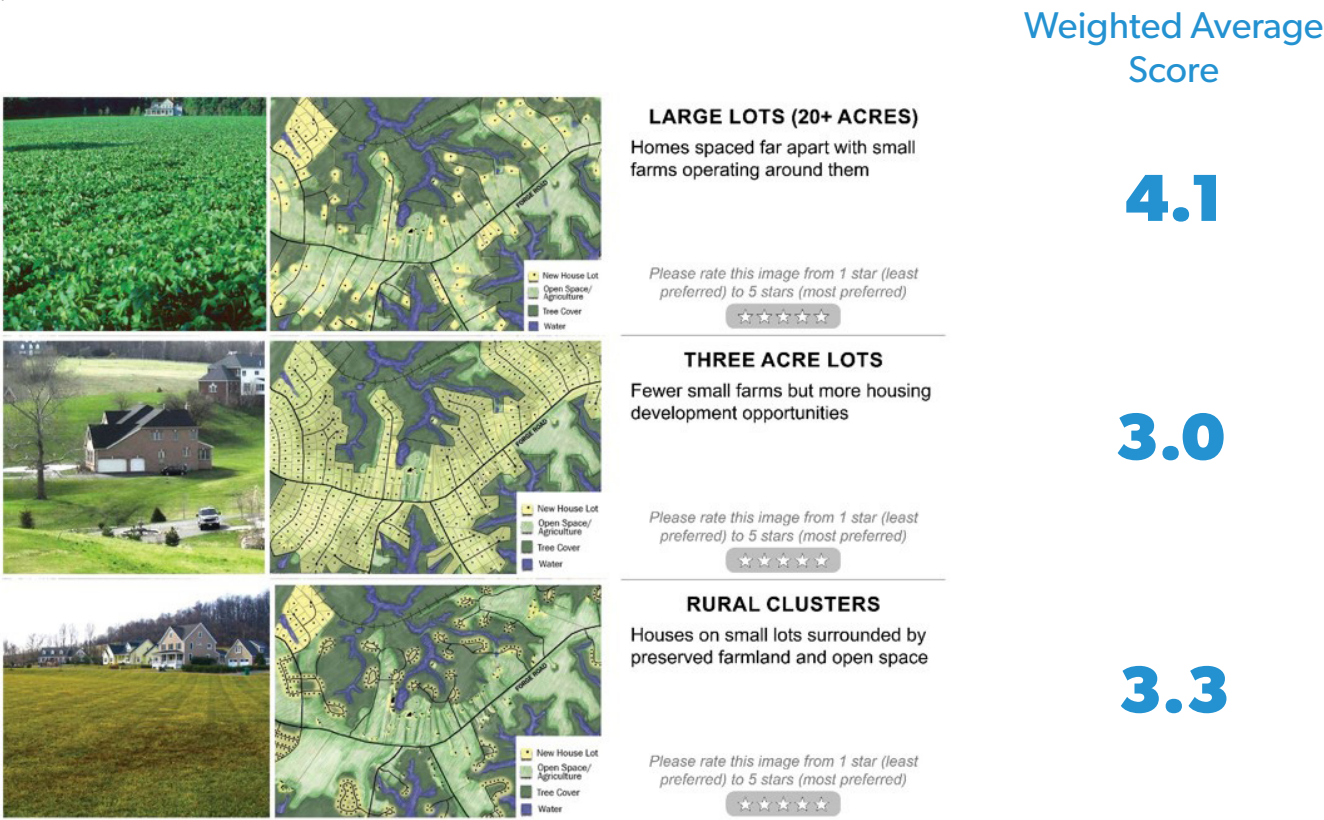
Rural and Other

Participant Values for Rural and Other: Farm Conservation; Scenic Preservation; Privacy; Natural Surroundings

This category offered participants the opportunity to provide ratings and comments on significant remaining design elements and development types in three subcategories: Rural Residential; Recreation Open Space; and Screening. The results in this category aligned with the trends participants already established in the residential and commercial categories. Participants were generally concerned about preserving farmland and open space, though many of the commenters differed on how to achieve that. Many commenters voiced an opinion against any new development in rural areas. For recreational amenities and screening, the participants preferred more natural treatments and settings. Participants made 208 comments on the images in the rural and other category.

Rural Residential | 479 Votes and 64 Comments

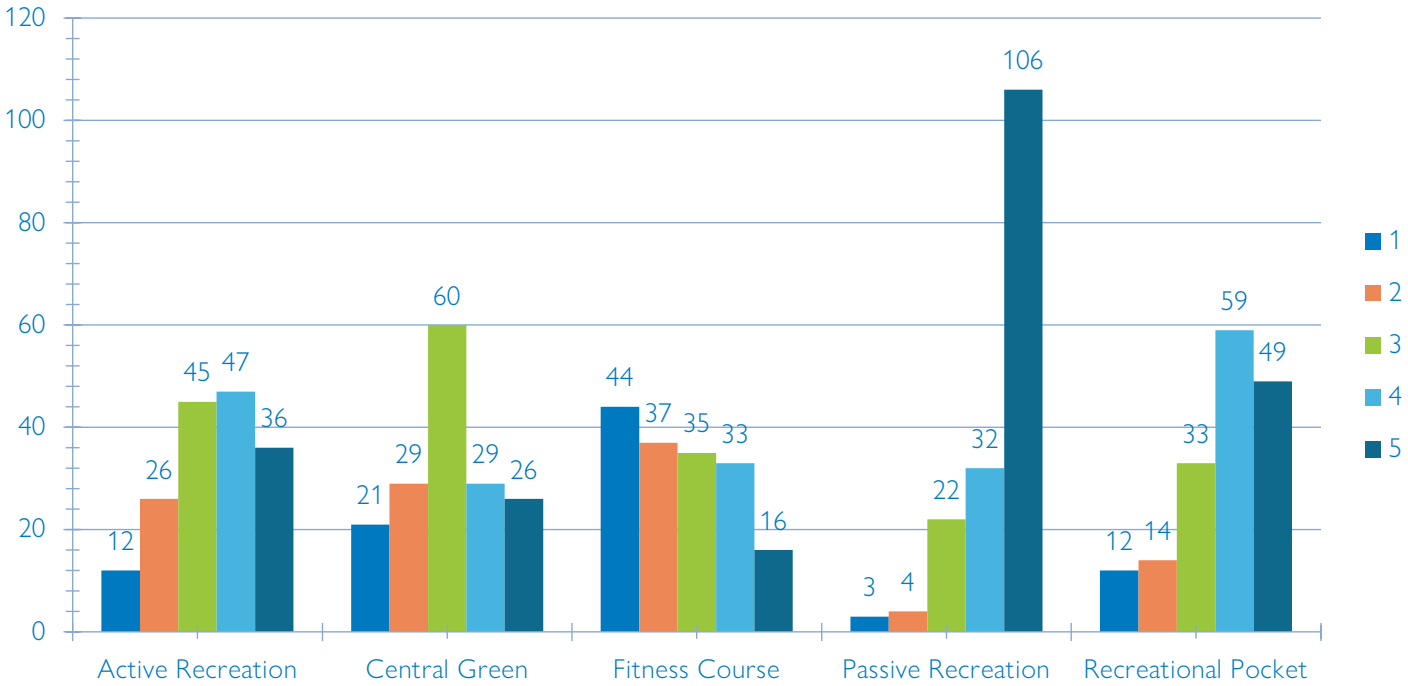
Participants strongly preferred large lots to rural clusters and three acre lots. Participants who commented associated the idea of preserving farmland with developing large lot residential. Rural clusters and three acre lots had more even distributions of scoring with a preference for rural clusters. Participants generally expressed a desire to preserve agricultural land. Participants who commented on large lots noted that this form of development could be used to preserve farmland and offer a more traditional form of rural housing. One negative comment noted this form of development would result in a lack of neighborhood community. Participants who commented on rural clusters noted that this form of development could preserve farmland and offer housing surrounded by attractive rural landscapes. Other commenters noted that this could be a form of suburban sprawl, that it would take up too much farmland, and that these clusters would be too close to active farms. Many commenters felt that three acre lots would result in a great loss of farmland. Some commented that these sorts of developments are constructed in an unwanted cookie-cutter, McMansion style. One commenter noted the increased cost of infrastructure to serve a small number of residents. Commenters in favor of this form of development noted the appropriate density, the ability to balance farmland and three acre zoning, and the beauty of rural surroundings.




Participants strongly preferred passive recreation. Comments for this development type noted the desire for increased options to walk and hike in the county. Recreational pockets and active recreation also scored high. Commenters were split on recreational pockets, with some voicing the need to have more greenspace wherever possible and others expressing a concern that people from outside of the adjacent neighborhood would use these parks. Commenters in support of active recreation noted the community health benefit of these sorts of parks while commenters opposed to active recreation felt that there were already enough of these sorts of recreational areas in the county. The participants who commented on the central green recreation type were generally in favor but questioned where it would be placed. The participants who commented on the fitness course – the lowest rated recreation type – mostly felt these would be unused, though some saw an opportunity to improve public health.



Recreation Open Space




Participants strongly preferred wooded screening. This was in keeping with the overall trend of survey participants preferring natural areas and mature trees. The second highest-rated screening type, native species, was highly approved with commenters noting the environmental benefit. Landscaping scored third highest with participant comments noting maintenance concerns as a negative. Hardscape and walls – the two lowest-scoring screening types – had mixed opinions in the comments. Commenters felt that hardscape could pose an environmental concern by reflecting heat or creating impervious surfaces. Commenters felt that walls could be attractive if placed appropriately and in a colonial style.



WALLS
Structural features that provide physical separation

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★ ★ ★ ★ ★



NATIVE SPECIES
Landscaping that provides habitats and storm water management

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★ ★ ★ ★ ★



WOODED
Clusters of trees that provide screening and shade

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)


★ ★ ★ ★ ★



HARDSCAPE
Low maintenance gardens of rocks and boulders

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★



LANDSCAPING
Colorful plantings of flowers, bushes, and trees

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

★ ★ ★ ★ ★

Weighted Average Score

2.9

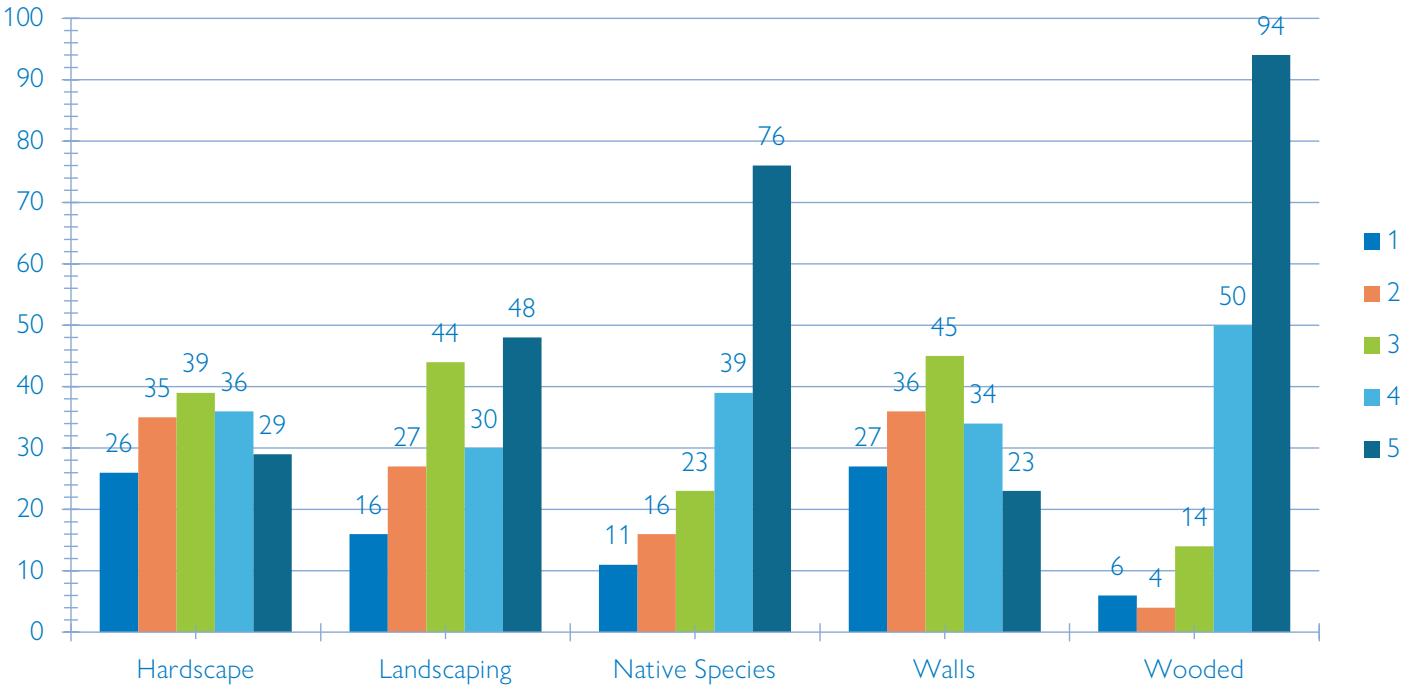
3.9

4.3

3.1

3.4

Screening



Future Land Use Map Questionnaire Responses

INTRODUCTION

Building off the preferences for place types and future land patterns from prior rounds of engagement, the Future Land Use Map Questionnaire sought public input on specific applications for Land Use designation changes. The County’s Board of Supervisors, Planning Commission Working Group (PCWG), and staff are reviewing this community feedback, as well as feedback from previous rounds, as they consider these applications for Land Use designation changes.

Land Use designations are used to determine what kind of growth will occur in the County and where. They are policy designations that help guide changes to, and implementation of, development regulations. They also help the County make long-term decisions about infrastructure, road improvements, and public facility locations. Land Use designations are also used when the Planning Commission and Board of Supervisors consider certain kinds of development proposals, such as rezonings and special use permits.

Through Engage 2045, the County is reviewing 27 applications for land use designation changes. Of these 27, three were initiated by property owners and the remaining 24 were initiated by the County (either by staff or by the PCWG).

Questionnaire respondents were asked to review the 27 proposed changes to the Future Land Use Map (FLUM) and respond to the following question for individual applications: “Do you think this application is in keeping with your vision for the County?” Three answers were allowed: Yes, No, and Maybe. Respondents were also given the opportunity to provide general comments on the land use application.

There were 1,638 votes submitted, and 623 comments were written. A “vote” is a Yes/No/Maybe response to one land-use application; therefore, if one person submitted votes on all 27 proposed changes, that person would account for 27 votes. The largest number of votes for any one proposed change was 109 (LU-20-0018, Parcel NE of Forge Rd and Richmond); the smallest was 43 (LU-20-0020, Parcels adjacent to Colonial Heritage on Richmond Rd). The proposal that received the most comments was LU-20-0023 (Parcel on News Rd), which received 67 comments (101 votes); the proposal that received the fewest comments was LU-20-0012 (Grove Convenience Center) which received 5 comments (46 votes).

Overall there was more support for proposals that reduced intensity/density than for those that increased density. Of the 11 projects for which a decrease in intensity/density was proposed, nine were strongly supported. By contrast, the majority of respondents opposed all eight of the projects for which an increase in intensity/density was proposed, with six receiving very strong opposition (more than 70% opposing).

The tables below list each project with the intensity/density impact, number of responses and comments received, and the vote share for all voters and for voters who also wrote comments. The table omits the voters and comments made by persons who voted “maybe,” so many vote shares do not add up to 100%. In addition, the comments and the votes are not always entirely consistent – for example, a voter may state they oppose a project, but the comment they provided may be more mixed or perhaps even supportive.

The comments generally supported reductions in intensity or density. In particular, there were no proposals for a intensity or density increase where the commenter opposed the change because they said that the proposed increase was insufficient. In other words, every comment in opposition to a proposed increase in intensity or density stated that there should be no increase at all or a lesser increase, not that there should be a greater increase. Likewise, there were several proposals for a decrease in intensity or density where the commenter opposed and stated there should be an even larger decrease. For example, project LU-20-0017 (Parcels Across from Windsor Meade) proposes a decrease in allowed intensity by changing the FLUM designation from Neighborhood Commercial to Open Space/Recreation/Low Density Residential. Of the 56 votes, 40 supported the change and 13 were opposed. Of the 10 comments in opposition, five opposed it on the grounds that there was too much development in the area. The percentage of all voters who stated the proposal was in keeping (Y) or not in keeping (N) with their vision is listed in the Vote Y % and Vote N % columns. Similar data about the votes of people who also wrote comments is listed in the Cmt Y% and Cmt N% columns. Opponents to increased density (or intensity) were more likely to write comments. For example, in LU 20-0003, 56% of the 63 voters opposed the proposed increase in density. However, 79% of the 25 commenters opposed it.

The table on the next page shows proposed FLUM updates that include an increase in allowed development intensity or density.

Project	Density impact	Resp	Cmnts	Vote Y %	Vote N %	Cmt Y %	Cmt N %
LU-20-0001	Increase	83	45	31%	58%	20%	71%
LU-20-0002	Increase	73	36	45%	49%	23%	66%
LU-20-0003	Increase	63	25	37%	56%	21%	79%
LU-20-0019	Increase	54	16	35%	48%	19%	63%
LU-20-0022	Increase	52	18	29%	58%	17%	56%
LU-20-0023	Increase	101	67	13%	82%	3%	90%
LU-20-0024	Increase	54	21	31%	65%	14%	86%
LU-20-0025	Increase	66	34	18%	76%	3%	97%
LU-20-0026	Increase	48	15	29%	56%	7%	87%

The table below shows proposed FLUM updates that include a decrease in allowed development intensity or density. The only proposed decrease in density that received majority opposition was LU-20-0018 (Parcel NE of Forge Rd and Richmond Rd Intersection, which received the most votes and second-most comments of any project. Of the 46 comments in opposition, 16 stated that the change would allow the landowner no reasonable use of the property and would amount to an inappropriate taking of property by the government; another 16 believed development of the permitted scale (the land is designed Low Density Residential) would be necessary to help revitalize the Toano community.

Project	Density impact	Resp	Cmnts	Vote Y %	Vote N %	Cmt Y %	Cmt N %
LU-20-0005	Decrease	69	25	78%	19%	72%	20%
LU-20-0006	Decrease	54	17	78%	15%	69%	13%
LU-20-0007	Decrease	69	31	83%	12%	69%	21%
LU-20-0008	Decrease	63	20	90%	3%	78%	0%
LU-20-0005	Decrease	69	25	78%	19%	72%	20%
LU-20-0011	Decrease	47	7	68%	23%	33%	50%
LU-20-0013	Decrease	61	25	62%	30%	56%	36%
LU-20-0014	Decrease	53	20	55%	32%	37%	47%
LU-20-0015	Decrease	52	17	81%	17%	75%	25%
LU-20-0016	Decrease	45	12	62%	27%	60%	40%
LU-20-0017	Decrease	56	15	71%	23%	27%	67%
LU-20-0018	Decrease	109	60	40%	54%	17%	77%

Additional comments outside the FLUM questionnaire process were collected and other letters/comments are being compiled separately.

#1. LU-20-0001 | Property-owner Initiated | Marston Parcels

282 Bush Springs Rd, 290 Bush Springs Rd, 291 Bush Springs Rd & 308 Bush Springs Rd

Acreage: 57.11 Current Zoning: Limited Residential R1

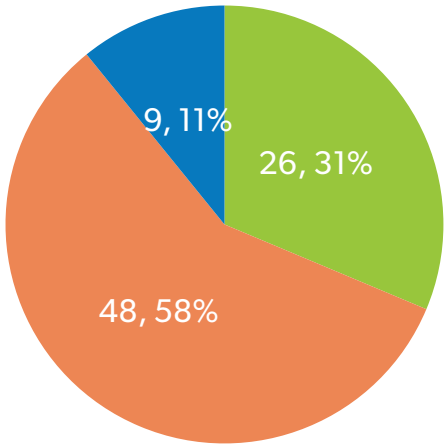
Current Land Use Designation: Rural Lands, Outside PSA

Proposed Land Use Designation: Low Density Residential, Inside PSA

of responses: 83

of comments: 48

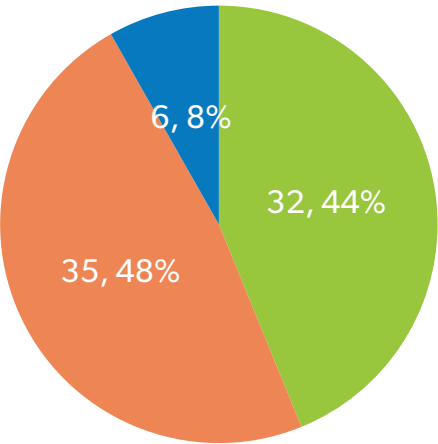
LU 20-0001



■ Yes ■ No ■ Maybe

=

LU 20-0002



■ Yes ■ No ■ Maybe

#2. LU-20-0002 | Property-owner initiated | Eastern State-
New Town Addition

4601 Ironbound Rd

Acreage: 540.65 Current Zoning: Public Lands PL

Current Land Use Designation: Federal, State and County Land

Proposed Land Use Designation: Mixed Use

of responses: 73

of comments: 34

#3. LU-20-0003 | Property-owner Initiated | Eastern State- Mixed Use Community

4601 Ironbound Rd

Acreage: 540.65 Current Zoning: Public Lands PL

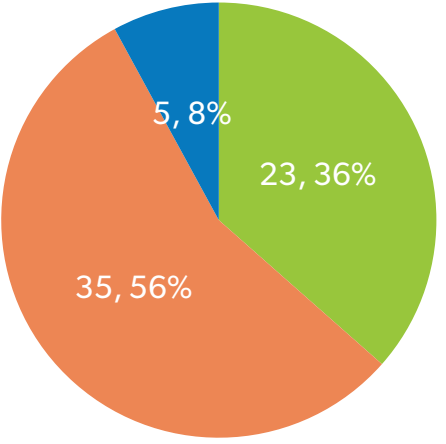
Current Land Use Designation: Federal, State and County Land

Proposed Land Use Designation: Mixed Use

of responses: 63

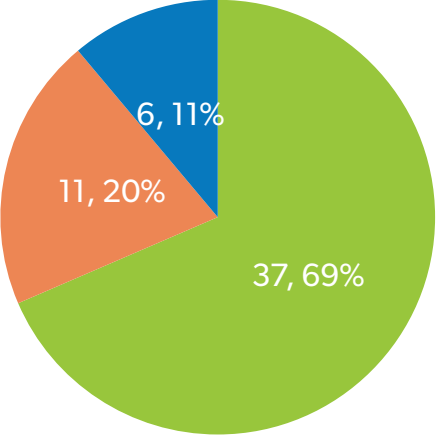
of comments: 23

LU 20-0003



■ Yes ■ No ■ Maybe

LU 20-0004



■ Yes ■ No ■ Maybe

#4. LU-20-0004 | County-Initiated | 7341 Richmond Road Inconsistency

7341 Richmond Rd

Acreage: .33 Current Zoning: General Residential R2

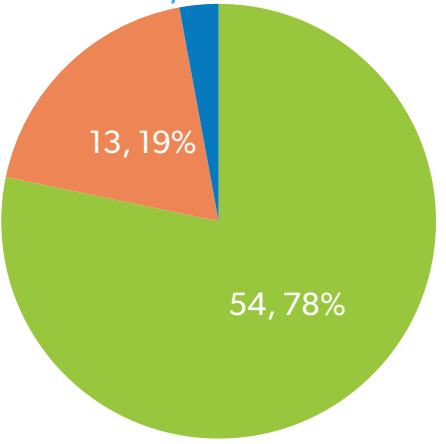
Current Land Use Designation: Federal, State and County Land

Proposed Land Use Designation: Low Density Residential

of responses: 54

of comments: 10

LU 20-0005



■ Yes ■ No ■ Maybe

#5. LU-20-0005 | County-Initiated | Stonehouse Tract

9800 Six Mt. Zion Rd

Acreage: 3031 Current Zoning: Planned Unit Development Residential PUDR

Current Land Use Designation: Low Density Residential, Inside PSA

Proposed Land Use Designation: Rural Lands, Outside PSA

of responses: 69

of comments: 24

#6. LU-20-0006 | County-Initiated | PSA Adjustment

PSA Adjustment (Removing York River Estates Parcel & Other Parcels From PSA)

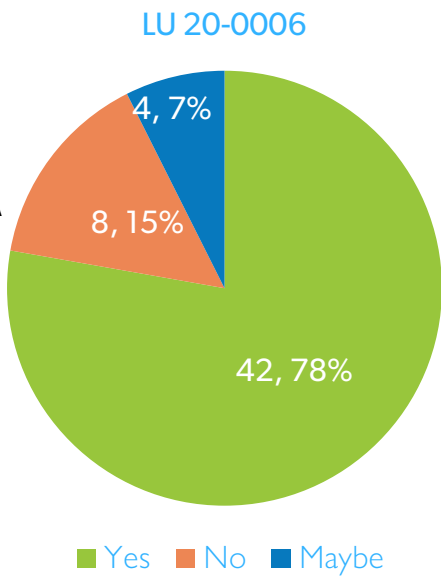
Acreage: 300+ Current Zoning: Agricultural A-1

Current Land Use Designation: Rural Lands & Low Density Residential, Inside PSA

Proposed Land Use Designation: Rural Lands/ Outside PSA

of responses: 54

of comments: 15



#9. LU-20-0009 | County-Initiated | JCSA Tewning Rd. Office & Convenience Center

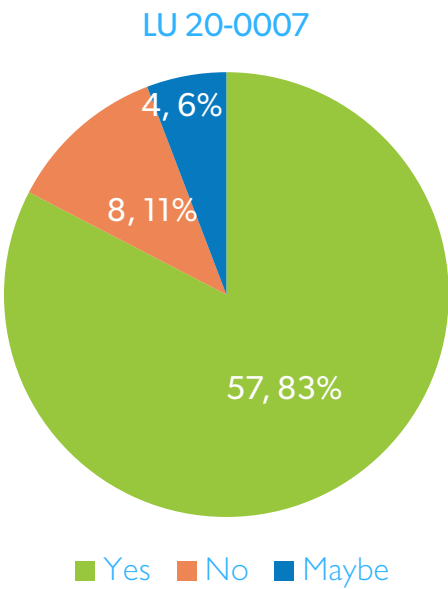
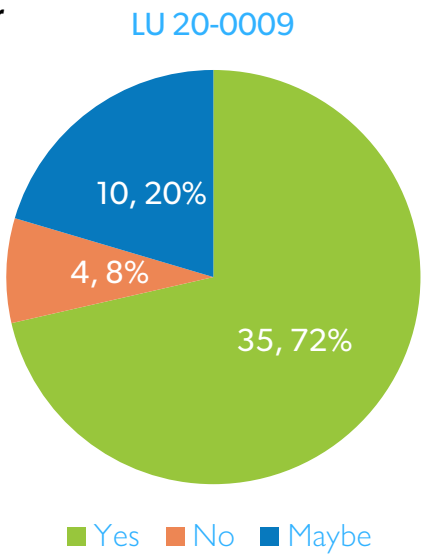
Acreage: 19.62 Current Zoning: Public Lands/Limited Industry

Current Land Use Designation: Mixed Use New Town/Federal State and County

Proposed Land Use Designation: Federal State and County

of responses: 49

of comments: 5



#7. LU-20-0007 | County-Initiated | Mainland Farm

2881 Greensprings Rd

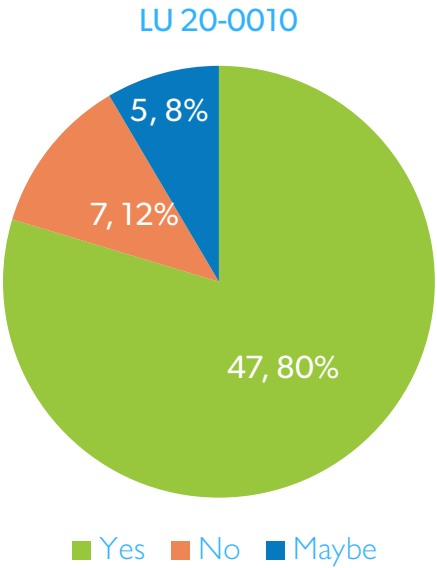
Acreage: 214.05 Current Zoning: Public Land PL

Current Land Use Designation: Low Density

Proposed Land Use Designation: Open Space or Recreation

of responses: 69

of comments: 28



#10. LU-20-0010 | County-Initiated | Brickyard Parcels

990 & 1006 Brickyard Rd

Acreage: 119.33 Current Zoning: Public Lands PL & General Agricultural A1

Current Land Use Designation: Rural Lands

Proposed Land Use Designation: Open Space or Recreation

of responses: 59

of comments: 15

#8. LU-20-0008 | County-Initiated | Powhatan Creek Wetlands

Marina Adjacent Parcels

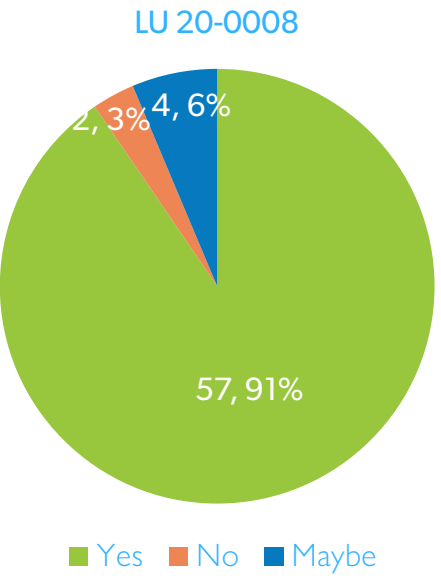
Acreage: 64 Current Zoning: General Business B1

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Open Space or Recreation

of responses: 63

of comments: 17



#11. LU-20-0011 | County-Initiated | Winston Terrace Stream Restoration

Winston Terrace Stream Restoration

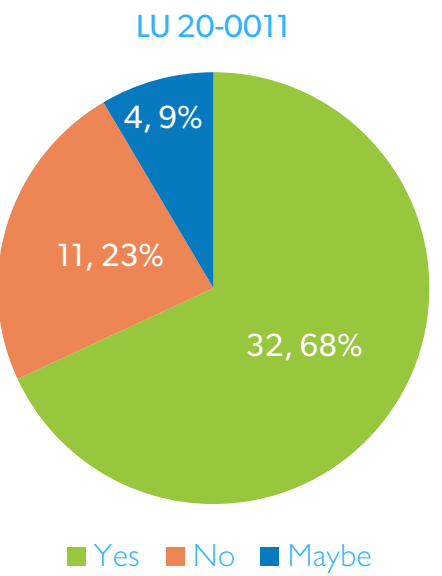
Acreage: 2.41 Current Zoning: General Business B1

Current Land Use Designation: Community Commercial

Proposed Land Use Designation: Low Density Residential

of responses: 47

of comments: 6



#12. LU-20-0012 | County-Initiated | Grove Convenience Center

8451 Pocahontas Trail

Acreage: 2.03 Current Zoning: Limited Industrial M1

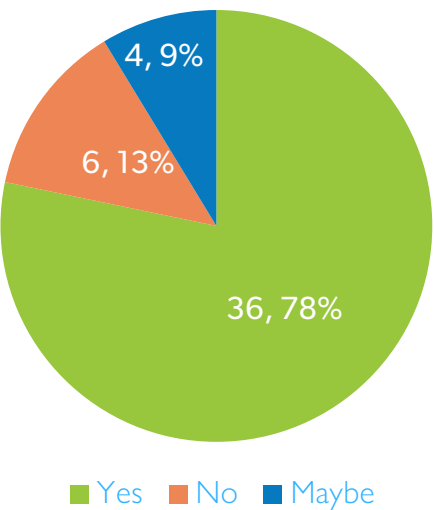
Current Land Use Designation: Limited Industry

Proposed Land Use Designation: Federal, State and County Land

of responses: 46

of comments: 5

LU 20-0012



#15. LU-20-0015 | County-Initiated: PCWG | Parcels between Westport Subdivision and Centerville

3400 Westport, 3401 Westport

Acreage: 44.97 Current Zoning: General Agriculture A1

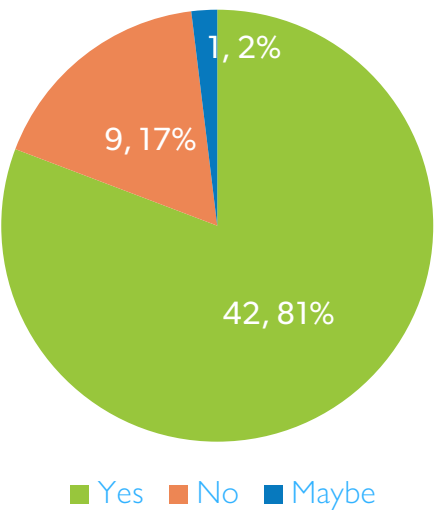
Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Rural Lands/Outside PSA

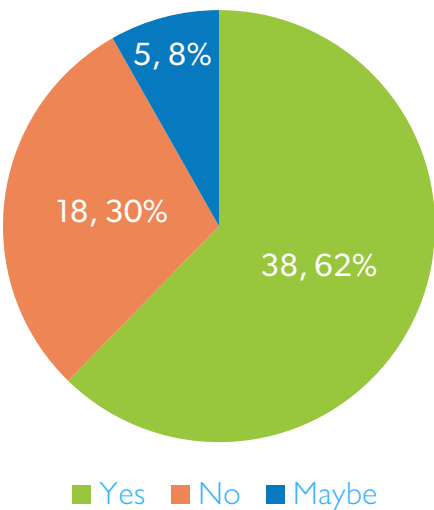
of responses: 52

of comments: 17

LU 20-0015



LU 20-0013



#13. LU-20-0013 | County-Initiated: PCWG | Parcel(s) between Oakland Farms & Richmond Rd

7607 Richmond Rd

Acreage: 95.02 Current Zoning: General Agriculture A1

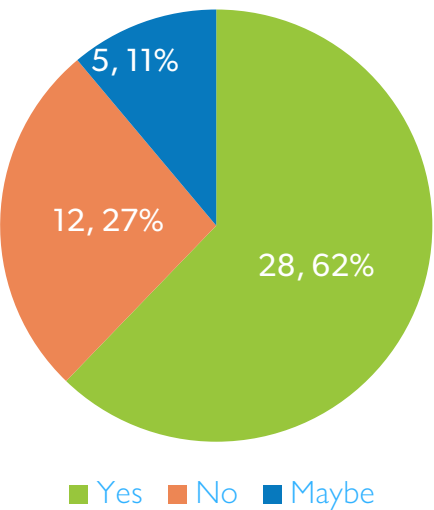
Current Land Use Designation: Low Density Residential/
Moderate Density Residential

Proposed Land Use Designation: Low Density Residential

of responses: 61

of comments: 24

LU 20-0016



#16. LU-20-0016 | County-Initiated: PCWG | Croaker Interchange

Acreage: 636.79

Current Zoning: General Agriculture A1/General Business B1/
Limited Business Industrial M1/ Multi-Family Residential R5

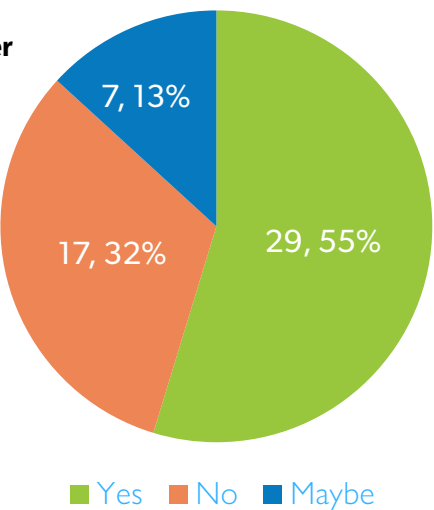
Current Land Use Designation: Mixed Use

Proposed Land Use Designation: Revised Mixed Use/
Redesignate the Conservation Parcels

of responses: 45

of comments: 12

LU 20-0014



#17. LU-20-0017 | County-Initiated: PCWG | Parcels Across from WindsorMeade Marketplace

4744 Old News Rd, 3897 Ironbound Rd, 3905 Ironbound Rd, 3927 Ironbound Rd.

Acreage: 3.74

Current Zoning: Rural Residential R8

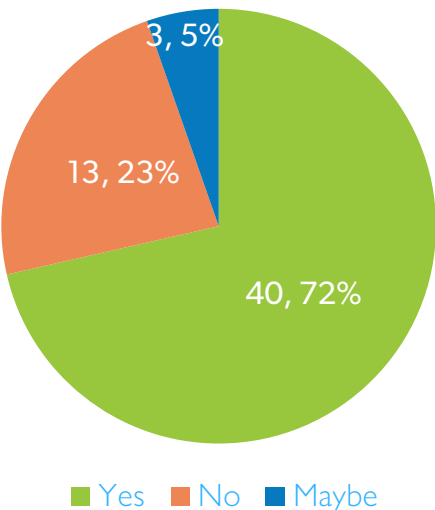
Current Land Use Designation: Neighborhood Commercial

Proposed Land Use Designation: Open Space/Recreation/
Low Density Residential

of responses: 56

of comments: 14

LU 20-0017



#14. LU-20-0014 | County-Initiated: PCWG | Parcel near the NW side of the Croaker

3820 Cokes Lane

Acreage: 30.29 Current Zoning: General Agriculture A1

Current Land Use Designation: Low Density Residential/Mixed Use

Proposed Land Use Designation: Low Density Residential

of responses: 53

of comments: 19

Yes No Maybe

#18. LU-20-0018 | County-Initiated: PCWG | Parcel NE of Forge Rd and Richmond Rd Intersection

4744 Old News Rd, 3897 Ironbound Rd, 3905 Ironbound Rd, 3927 Ironbound Rd.

Acreage: 56.76

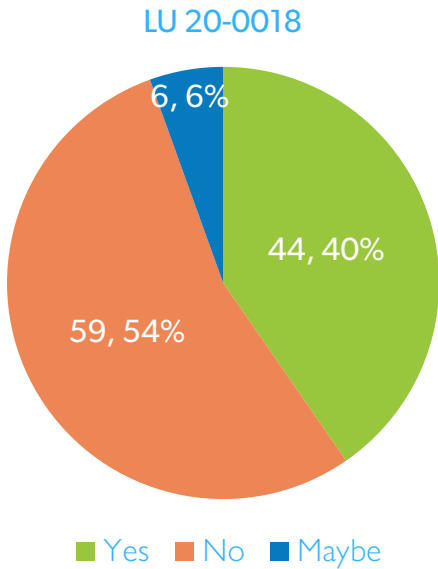
Current Zoning: General Agriculture A1

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Rural Lands/Outside PSA

of responses: 109

of comments: 59



#21. LU-20-0021 | County-Initiated: PCWG | Parcel adjacent to Longhill Rd and Centerville near Warhill Sports Complex

6226 Centerville Rd, 3900 Longhill Rd, 4050 Longhill Rd

Acreage: 77.89

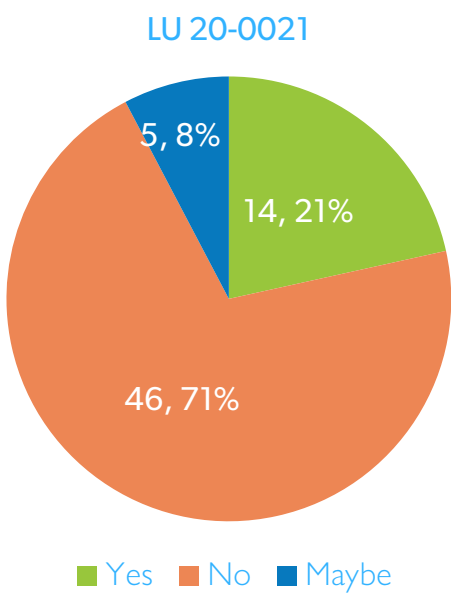
Current Zoning: General Agriculture A1/Rural Residential R8

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Moderate/High Density Residential

of responses: 65

of comments: 30



#19. LU-20-0019 | County-Initiated: PCWG | Anderson Corner Parcels adjacent to existing Mixed Use/ Economic Opportunity

3251 Rochambeau Dr, 8450 Richmond Rd, 3303 Rochambeau Dr, 8399 Richmond Rd, 8251 Richmond Rd

Acreage: 67.03

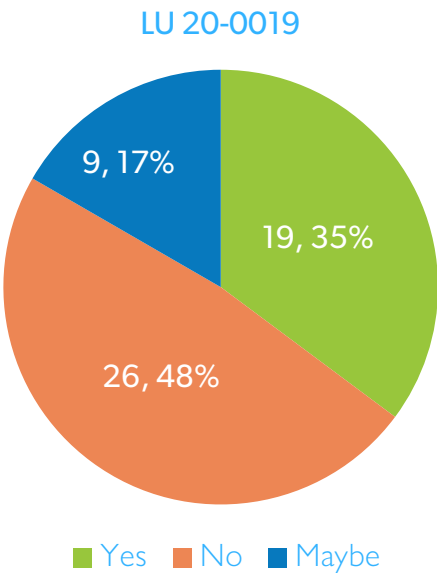
Current Zoning: General Business B1/General Agriculture A1

Current Land Use Designation: Low Density Residential/General Industry

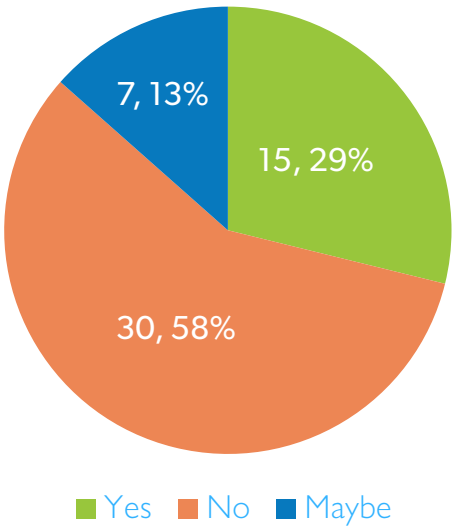
Proposed Land Use Designation: Mixed Use

of responses: 54

of comments: 15



LU 20-0022



#22. LU-20-0022 | County-Initiated: PCWG | Parcels on Olde Towne Rd approximately across from The Colonies at Williamsburg

5405 Olde Towne Rd, 5427 Olde Towne Rd

Acreage: 27.92

Current Zoning: General Residential R2

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Moderate/High Density Residential

of responses: 52

of comments: 17

#20. LU-20-0020 | County-Initiated: PCWG | Parcels adjacent to Colonial Heritage on Richmond Rd

6925 Richmond Rd, 7101 Richmond Rd

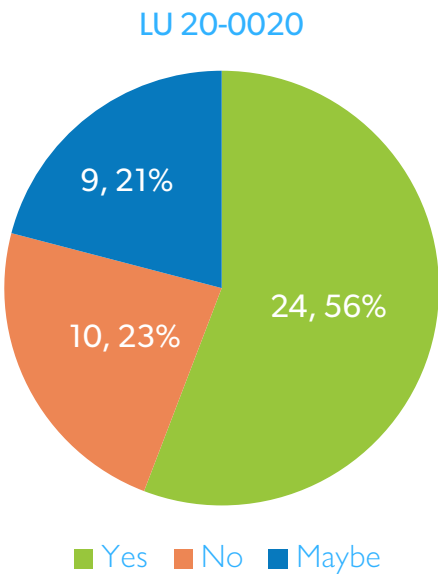
Acreage: 32.33 Current Zoning: General Business B1

Current Land Use Designation: Community Commercial

Proposed Land Use Designation: Mixed Use

of responses: 43

of comments: 8



#23. LU-20-0023 | County-Initiated: PCWG | Parcel on News Rd

3889 News Rd

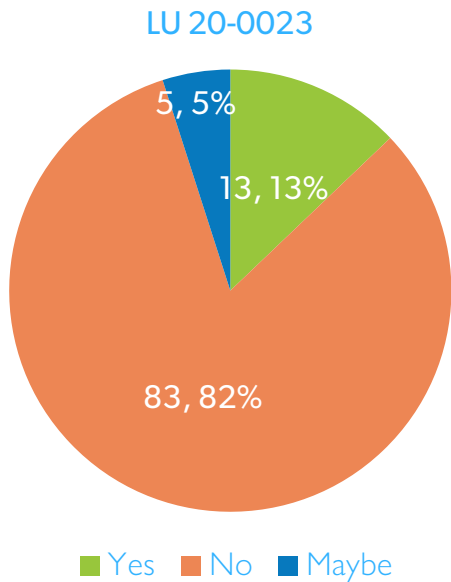
Acreage: 179.2 Current Zoning: Residential Planned Community R4

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Moderate/High Density Residential

of responses: 101

of comments: 66



#24. LU-20-0024 | County-Initiated: PCWG | Parcels across from Recreation Center on Longhill Rd

5232 Longhill Rd, 5252 Longhill Rd, 5298 Longhill Rd

Acreage: 28.87

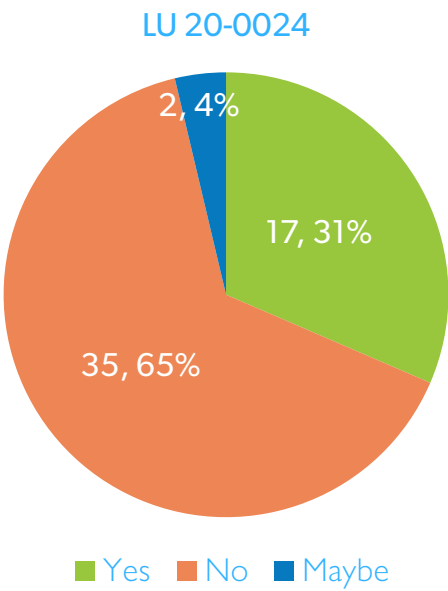
Current Zoning: Multi-Family Residential R5/General Residential R2

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Moderate/High Density Residential

of responses: 54

of comments: 20



#27. LU-20-0027 | County-Initiated: PCWG | Parcels near Colonial Heritage on Richmond Rd

6667 Richmond Rd, 6693 Richmond Rd

Acreage: 27.75

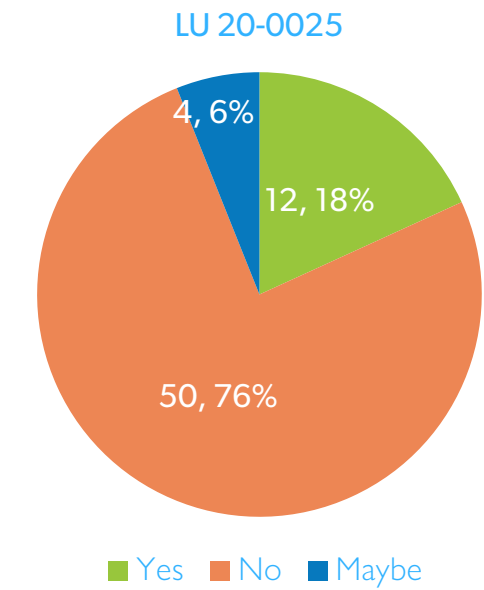
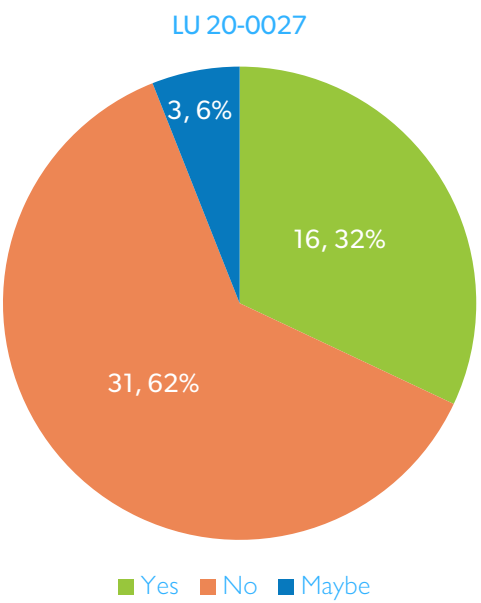
Current Zoning: General Agriculture A1

Current Land Use Designation: Mixed Use

Proposed Land Use Designation: Moderate/High Density Residential

of responses: 50

of comments: 17



#25. LU-20-0025 | County-Initiated: PCWG | Lake Powell Rd Parcel

140 Waltrip Lane

Acreage: 16.99

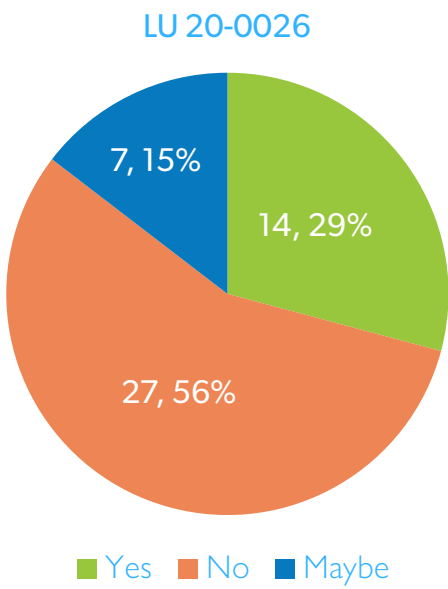
Current Zoning: Rural Residential R8

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Moderate/High Density Residential

of responses: 66

of comments: 33



#26. LU-20-0026 | County-Initiated: PCWG | Parcels on Ron Springs Drive

200 Ron Springs Dr, 150 Ron Springs Dr

Acreage: 31.03

Current Zoning: General Residential R2

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Moderate/High Density Residential

of responses: 48

of comments: 14

SUMMARY OF RESPONSES TO FLUM INITIATIVES

The table below organizes all 27 Future Land Use Map applications from the highest percentage of positive responses to the lowest percentage of positive responses.

Project	Responses	Yes %	No %	Maybe %
LU-20-0008	63	90%	3%	6%
LU-20-0007	69	83%	12%	6%
LU-20-0015	52	81%	17%	2%
LU-20-0010	59	80%	12%	8%
LU-20-0005	69	78%	19%	3%
LU-20-0012	46	78%	13%	9%
LU-20-0006	54	78%	15%	7%
LU-20-0009	49	71%	8%	20%
LU-20-0017	56	71%	23%	5%
LU-20-0004	54	69%	20%	11%
LU-20-0011	47	68%	23%	9%
LU-20-0013	61	62%	30%	8%
LU-20-0016	45	62%	27%	11%
LU-20-0020	43	56%	23%	21%
LU-20-0014	53	55%	32%	13%
LU-20-0002	73	45%	49%	6%
LU-20-0018	109	40%	54%	6%
LU-20-0003	63	37%	56%	8%
LU-20-0019	54	35%	48%	17%
LU-20-0027	50	32%	62%	6%
LU-20-0024	54	31%	65%	4%
LU-20-0001	83	31%	58%	11%
LU-20-0026	48	29%	56%	15%
LU-20-0022	52	29%	58%	13%
LU-20-0021	65	22%	71%	8%
LU-20-0025	66	18%	76%	6%
LU-20-0023	101	13%	82%	5%

Appendices

POLICIES & ACTIONS QUESTIONNAIRE

Policies & Actions Questionnaire:
Nature, Economic Development,
Quality of Life, Affordable/Workforce
Housing



This is the last big opportunity for you to help shape the draft Plan for our County’s future. Please mark your calendars to participate in these important events! Return this questionnaire by Feb. 21 to a designated collection box or to JCC Planning Division. Details on final page.

Policies & Actions Questionnaire Instructions

Through this Policies and Actions Questionnaire, the County is seeking your input regarding policies and actions that, if implemented, will shape the future of James City County for years to come. The questionnaire contains 14 questions that address four of the five planning priorities for the County: **Nature; Economic Development; Quality of Life; and Affordable/ Workforce Housing.**

Do you need more information or background before completing the Questionnaire? Consider watching presentations on these topics at <https://www.jamescitycountyva.gov/3809> or attending a Community Chat. The County is hosting virtual Community Chats that offer citizens the opportunity to interact with members of the Planning Team and each other to discuss these policies and actions. The first Community Chat will be held on January 14, 2021 at 12 noon; the second will be on January 21, 2021 at 6:30pm. Register at jamescitycountyva.gov/engage2045. If you are not able to participate live, you may view recordings of the chats through February 21, 2021 at jamescitycountyva.gov/engage2045.

There are three types of questions featured in this survey:

Multiple choice

A B C

Ranking

2 3 1

Allocation

50% 50% 100%

You will see one of the three icons next to each question. If you are ready to complete the Policies and Actions Questionnaire now, please review each of the questions below and select the answer choices that best reflect your opinions.

CHECK HERE TO ENTER OUR PRIZE DRAWINGS! (optional) Throughout the Round 3 engagement period (January 11-February 21, 2021), the County will holding drawings to award a limited number of prizes to citizens who submit completed questionnaires or participate in one of our four Community Chats. To enter the drawing, please enter your name, phone number, and email address below so that staff can contact you if you are selected:

Name:

Phone:

Email:

Please check back for the next two questionnaires on Character Design Guidelines and Future Land Use Map. These will be available on January 25. We want to hear from you on these topics too!

Affordable/Workforce Housing

1. Through the 2019 Citizen Survey and the Engage 2045 Round #1 Public Engagement effort, residents have shown strong support for providing more housing opportunities that are affordable to the local workforce. The recent work of the James City County Workforce Housing Task Force resulted in several recommendations for expanding the supply of workforce housing. Please rank below your preference for strategies to increase the availability of workforce housing in the County, or choose one of the final two options. (Rank 1 is the highest level of support and 9 is the lowest level of support.)

Ranked
Choice

- #__ Dedicate more County resources and seek more state/federal funding to rehabilitate existing single-family homes in the County that are in serious disrepair.
- #__ Dedicate County resources, seek state/federal funding, and work with the owners of mobile home parks to prevent further deterioration of these parks and explore redevelopment opportunities.
- #__ Change regulations to allow for a wider range of housing types and sizes in areas already designated for multi-family uses, particularly near job centers and transit corridors.
- #__ Incentivize and guide the repurposing of older, vacant, and/or underutilized commercial buildings for workforce housing, specifically focusing on old motels and outdated shopping areas.
- #__ Allow more flexibility for development of attached and detached accessory apartments on individual single-family lots.
- #__ Partner with private sector housing developers by allowing the construction of workforce housing on some County-owned lands.
- #__ Incentivize the construction of workforce housing by private developers by establishing a voluntary program that provides density bonuses (i.e., additional housing units), an expedited review process, and/or development fee waivers.
- #__ Promote existing and adopt new property tax abatement programs (i.e., programs that reduce future property taxes) to support construction of workforce housing.
- #__ Create a local Housing Trust Fund aimed at supporting development of workforce housing by dedicating local funding and seeking access to state and federal funding sources.
- #__ I don't support any of these approaches.
- #__ Not sure, I need to know more.



2. Workforce housing comes in many forms, including single family homes, townhomes, apartments, and other multi-family dwellings, such as duplexes or triplexes. Please select from the choices below the areas where new workforce housing of a compatible character should be located in James City County. (Circle all that apply from i-vi, or choose vii and viii as applicable.)

- i. Along major transportation corridors.
- ii. Near employment and shopping centers with access to multimodal transportation (i.e., access to transit, biking, and walking.)
- iii. In new mixed-income residential developments (mix of market rate and workforce housing units) with access to multimodal transportation.
- iv. Within existing mixed-residential neighborhoods (these include more than one type of housing, such as townhomes, duplexes, etc.)
- v. Within existing single-family neighborhoods.
- vi. Somewhere else in James City County.
- vii. I do not support the development of more workforce housing in James City County.
- viii. Not sure, need more information.





3. Protecting natural lands and open spaces in the County was one of the most highly supported community objectives identified through the 2019 Citizen Survey and the Engage 2045 Round #1 Public Engagement effort. Which types of protection measures do you support? (Circle all that apply from 1-iv, or choose v and vi as applicable.)

- i. **Public Lands Acquisition:** Property owner voluntarily sells natural lands and open spaces to the County. (County would own land and property owner would receive compensation.)
- ii. **Conservation easement/Purchase of Development Rights:** Property owner voluntarily sells to the County development rights or other rights to all or portions of the owner's property that include natural lands or open spaces (property owner would continue to own land with new development restrictions on property and would receive compensation for selling development rights or buffers.)
- iii. **Development restrictions:** County enacts new restrictions limiting development on natural lands and open spaces resulting in less development than allowed currently (property owner would continue to own land with new development restrictions on property.)
- iv. **Required clustering:** County enacts new restrictions that limits development on natural lands/open space portion of a property and shifts that development to another portion of the same property (for example, through smaller lot sizes) (property owner would continue to own land with new development restrictions on property.)
- v. I do not support any of these methods to protect natural lands and open spaces.
- vi. Not sure, I need to know more.

4. Which types of natural lands, undeveloped lands and open spaces do you support protecting? (Circle all that apply from i-viii, or choose ix and x as applicable.)

- i. **Agriculture** - active farmland or horticultural land uses, soils supportive of farming.
- ii. **Natural habitat and ecosystem diversity areas** – significant ecological cores and corridors, habitat areas for rare plant and animal species, streams supporting native fish.
- iii. **Forested lands** - active forestry operations, conditions supportive of forestry.
- iv. **Water quality improvement area** – buffers for impaired waterways, local watershed conservation areas.
- v. **Floodplains and flooding resilience areas** – lands that reduce flooding hazards and protect ecosystems.
- vi. **Historic and archaeologically significant properties** - unprotected historic landmarks, battlefields or eligible sites; significant archaeological or historic sites as identified in a study; sites within an archaeological/historic district.
- vii. **Outdoor recreation** – lands that increase public access to outdoor recreation at the local and regional levels; development of greenways and trails.
- viii. **Scenic areas** - greenways and trails adjacent to a scenic byway or river; lands that protect a significant County viewshed; buffers around a protected landscape such as a state park.
- ix. I do not support protection of natural lands and open spaces.
- x. Not sure, I need to know more.

A
B
C



A
B
C



5. Which of the following should the County do more of to protect our important land, water, and air resources? (Circle your top five choices.)

- i. Increase water quality protection.
- ii. Increase water conservation.
- iii. Finalize plan for future drinking water supply.
- iv. Increase green building practices.
- v. Reduce greenhouse gas emissions.
- vi. Protect stream buffers and other open spaces.
- vii. Increase planning for sea level rise and recurring flooding.
- viii. Increase recycling.
- ix. Support community-scale composting.
- x. Support alternative energy (wind/solar/geothermal.)
- xi. I don't support any of these choices.
- xii. Not sure, I need to know more.

6. Which of the following actions do you support to increase resilience to sea level rise/recurring flooding? (Circle all that apply from i-iii, or choose iv or v as applicable.)

- i. Identify vulnerable areas susceptible to sea level rise and prepare planning guidelines to minimize damage or loss of property.
- i. Restrict development on vulnerable properties.
- ii. Purchase key lands and protect them from future development.
- iii. Establish a program to retrofit existing infrastructure (well and septic systems, roads and bridges, etc.)
- iv. I do not support implementation of actions to increase resilience to sea level rise.
- v. Not sure, I need to know more.

7. What are your greatest concerns related to the quality of the County's waterways and water sources? (Circle all that apply from i-iv, or choose v or vi as applicable.)

- i. The availability of drinking water.
- ii. Impacts to water quality created during the construction phase of new development, such as increased sedimentation and erosion.
- iii. New development that creates more hard surfaces and increases stormwater runoff and water pollution.
- iv. Increasing water temperatures that affect water ecosystems, generate more intense precipitation and runoff, and cause more frequent and severe extreme weather events.
- v. I am not concerned about the quality of water in the County's waterways and water sources.
- vi. Not sure, I need to know more.



Quality of Life



8. During the Engage 2045 process, residents have voiced strong support for protecting rural lands as a cornerstone of the County’s valued rural character. The County currently allows one residential unit per three acres on rural lands outside the Primary Service Area (PSA) – the County’s growth area -- and focuses on providing water and sewer to areas inside the PSA and not to rural lands. Please select below any of the policies for expanding and protecting the rural lands that you would support. (Circle all that apply from i-v, or choose vi or vii as applicable.)

- i. Reduce the PSA in some areas that have important environmental or scenic attributes to protect more rural areas from intense development. This would reduce the overall PSA in the County.
- ii. Reduce the PSA in some important environmental or scenic areas and expand the PSA in less important areas so there is no net loss of PSA in the County.
- iii. Reduce the allowable residential development potential outside the PSA and increase allowable residential development potential inside the PSA to offset the reduced growth potential in the area outside the PSA (i.e., the rural lands).
- iv. Reduce the allowable residential development potential outside the PSA without increasing it inside the PSA.
- v. Reduce the allowable development potential outside the PSA and also inside the PSA.
- vi. I do not support any of these choices.
- vii. Not sure, I need to know more.

☒ A ☐ B ☐ C



9. During the Engage 2045 process, there has been strong support for more walking and biking options within the community. To help understand what types of facilities can best support residents, please rank in order of preference the types of facilities (e.g., paths, trails, greenways, sidewalks) in which you would like the County to invest. (Rank 1 is the highest level of support and 7 is the lowest level of support. Please choose one ranking per answer, or choose one of the final two options.)

Ranked
Choice

- #___ Walking and biking facilities that connect adjacent neighborhoods.
- #___ Walking and biking facilities that connect neighborhoods to employment or shopping centers.
- #___ Walking and biking facilities that connect neighborhoods to schools and parks.
- #___ Walking and biking facilities that connect neighborhoods to major trails and greenways.
- #___ Walking and biking facilities that offer an alternative to driving along major road corridors.
- #___ Walking and biking facilities that connect adjacent employment or shopping areas.
- #___ Extending the Capital Trail from Jamestown to the rest of Hampton Roads.
- #___ I do not believe the County should invest in any of these.
- #___ Not sure, I need to know more.

☐ 2 ☐ 3 ☒ 1



10. To reduce greenhouse gas emissions, please rank below all methods of transportation in which you believe the County should invest. (Rank 1 is the highest level of support and 8 is the lowest level of support. Please choose one ranking per answer, or choose one of the final two options.)

- Ranked Choice
- #__ Biking networks (e.g., paths, trails, greenways.)
 - #__ Electric charging stations in parking lots to support alternative vehicle usage.
 - #__ Designated rideshare (e.g., Uber, Lyft) drop-off sites within developments.
 - #__ Golf cart usage on certain roads and parking in public parking lots, if legally permissible.
 - #__ E-scooters on certain walking and biking facilities, if legally permissible.
 - #__ Transit stops and shelters in developments.
 - #__ More sidewalks and walking networks.
 - #__ Regional commuter rail service funded in partnership with other localities.
 - #__ I do not believe the County should invest in any of these.
 - #__ Not sure, I need to know more.



Economic Development

11. Through the 2019 Citizen Survey and the Engage 2045 Round #1 Public Engagement effort, residents have shown strong support for doing more to attract higher paying jobs to the County. Currently, infrastructure extensions and improvements to support new developments are constructed as part of the development process and funded by private developers. Examples include extensions of public water and sewer lines and stormwater infrastructure, and roadway or other transportation improvements. As a mechanism to attract businesses to the County, some of which may provide higher paying jobs, do you support using County tax dollars to proactively fund infrastructure to sites within the Primary Service Area -- the County's growth area -- that are planned for future business development? (Please circle one answer below.)

- i. Yes, I support using County tax dollars to proactively fund infrastructure to business development sites.
- ii. Maybe, I need to know more.
- iii. No, I do not support using County tax dollars to proactively fund infrastructure to business development sites.



12. Employee preferences for mixed-use and walkable communities are increasingly driving the business site selection process for many industries. These “complete communities” provide options for employees to shop, dine, recreate, and live close to work – like New Town. In Round #2 of the Engage 2045 process, this type of mixed-use community received more support than the current trend of neighborhoods with single family homes on relatively large lots. (Please circle all the choices below that you support to create complete communities in the County, or choose v or vi as applicable.)

- i. Allow for the development of more mixed-use centers in areas designated for employment uses.
- ii. Allow for residential uses such as townhomes or multifamily dwellings (e.g., triplex, quadplex, condominium or apartment) to be mixed into existing commercial areas.
- iii. Allow for commercial and office uses within existing moderate-density residential areas (which could include single-family detached, single-family attached, condominium or apartments).
- iv. Allow taller buildings within new mixed-use centers (5-6 stories compared to current maximum of 4 stories).
- v. I do not support any of these choices.
- vi. Not sure, I need to know more.

13. Recent economic trends, emphasized through the pandemic, have resulted in more workers in the County working from home. More small business owners are choosing to base their operations out of their home for safety, productivity, and cost reasons. If the County relaxed restrictions on home-based businesses, which of the following are of potential concern to you? (Circle all that apply. If you are not concerned about these considerations, select “I do not have concerns about home-based businesses.”)

- i. Hours of operation
- ii. Presence of signage
- iii. Number of employees on-site
- iv. Number of employee parked vehicles at the residence
- v. Number of customers visiting the business at-a-time
- vi. Equipment and inventory storage
- vii. Noise and vibration
- viii. Odors
- ix. Number of business-related vehicles parked at the residence
- x. I do not have concerns about home-based businesses
- xi. Not sure, I need to know more.



Setting Priorities

14. Through the 2019 Citizen Survey and the Engage 2045 public inputs, citizens have identified five priorities they want the County to pursue. However, County resources are constrained, which means that these priorities must compete for limited resources (whether they be staff time to develop policies, County funds to support initiatives, or the use of outside funding). Assuming the County has resources to invest in these initiatives, please identify the percentage of those resources you would support allocating to each. The total of the percentage must add up to 100%. If you prefer to not invest in these initiatives, please mark 100% in the last choice. (Please note that specific funding plans will be developed as part of the update to the County’s 2035 Strategic Plan and annual budgets.)

- ____% **Protecting sensitive environmental features** such as wetlands, forests and waterways; becoming more resilient to systemic risks due to sea level rise, availability of drinking water, and water quality; and creating opportunities for residents to enjoy and interact with preserved natural areas within their community.
- + ____% **Protecting and preserving the rural aspects of the County’s community character**, including the unique identity of rural communities like Toano, as well as large tracts of open agricultural land away from the County’s Primary Service Area (PSA), and taking steps to direct any new development within the PSA and away from rural lands.
- + ____% **Supporting the development of affordable workforce housing** that fits within the County’s unique community character and ensures that residential growth is balanced in a way that provides housing opportunities for people at all income levels.
- + ____% **Making our community more economically resilient** and appealing to younger professionals by recruiting businesses that are not associated with tourism and offer higher paying, professional jobs.
- + ____% **Expanding existing and creating new quality of life amenities**, including parks, public water access, expanded recreational facilities, trails for walking and bicycling, and transit connections.
- + ____% Prefer to not invest in these initiatives.
- ____
=100%



About You

Please answer a few optional questions. This helps us understand your input better and helps us work toward an inclusive process. Your private information will be kept private. (Circle one answer per question.)

15. How did you hear about this effort?
- i. James City County Facebook page, Instagram, or Twitter
 - ii. Virginia Gazette
 - iii. WYDaily.com
 - iv. Williamsburg Families social media site
 - v. WATA bus advertisement
 - vi. Word of mouth (friend or colleague told me)
 - vii. Other _____
16. How long have you lived in James City County?
- i. Less than one year
 - ii. 1-5 years
 - iii. 6-10 years
 - iv. 11-20 years
 - v. More than 20 years
 - vi. I do not live in James City County or prefer not to answer
17. What is your age?
- i. Under 18
 - ii. 18-24
 - iii. 25-34
 - iv. 35-44
 - v. 45-54
 - vi. 55-64
 - vii. 65+
 - viii. I prefer not to answer



18. Which U.S. Census category is closest to how you identify your race?

- i. American Indian or Alaskan Native
- ii. Asian
- iii. Black or African American
- iv. Native Hawaiian or other Pacific Islander
- v. White or Caucasian
- vi. Other Race/Two or More Races
- vii. I prefer not to answer

19. The U.S. Census separates ethnicity from race. Do you identify as Hispanic, Latino, or of Spanish origin?

- i. Yes
- ii. No
- iii. I prefer not to answer

20. What is your gender?

- i. Female
- ii. Male
- iii. I prefer another description or prefer not to answer

21. Have you participated in one of the County’s planning processes before?

- i. Yes
- ii. No
- iii. I do not remember

Thank you for completing the Policies & Actions Questionnaire!

Engage 2045 has progressed to Round 3 of engagement - Deciding and Affirming. This builds on Round 1, in which citizens affirmed five planning priorities for James City County, and Round 2, in which citizens evaluated options for future growth and preservation, and expressed their opinions about the goals the County should aim to achieve.

In Round 3, the County Planning Team needs your input on policy directions the County should pursue and actions it should take to enable citizens’ vision for the future of our community to be realized. Round 3 consists of three questionnaires, complemented by a series of virtual Community Chats designed to assist citizens in completing the questionnaires. The first questionnaire -- Policies and Actions -- asks for your opinions on steps the County might take to implement citizens’ vision for the future. The second questionnaire -- Community Character Design -- seeks your views on the appearance of structures that might be built in the future and the surrounding lands. The third questionnaire asks for your opinions about Land Use.

The County is hosting virtual Community Chats that offer citizens the opportunity to interact with members of the Planning Team and each other to discuss these policies and actions. **The first Community Chat will be held on January 14, 2021 at 12 noon; the second will be on January 21, 2021 at 6:30pm.** Register at jamescitycountyva.gov/engage2045. If you are not able to participate live, you may view recordings of the chats through February 21, 2021 at jamescitycountyva.gov/engage2045.

This is the last big opportunity for you to help shape the draft Plan for our County’s future. Please mark your calendars to participate in these important events! Return this questionnaire by **Feb. 21** to a designated collection box or to JCC Planning Division:

101 Mounts Bay Road
Building A
Williamsburg, VA 23185

757-253-6685

planning@jamescitycountyva.gov



CHARACTER DESIGN GUIDELINES QUESTIONNAIRE

Character Design Guidelines Questionnaire

This is the last big opportunity for you to help shape the draft Plan for our County’s future. Please mark your calendars to participate in these important events! Return this questionnaire by **Feb. 21** to a designated collection box or to JCC Planning Division. Details on final page.



Character Design Guidelines Questionnaire Instructions

How would you like James City County to look in the future? Please express your preferences for the future design of neighborhoods, open spaces, and commercial areas in our community by taking this 15-20 minute survey.

The following images represent a few of the many ways one element of our community may be developed in the future. Rate the following photos based on how well you believe it would represent the qualities of the community by circling the appropriate star on the 5-star scale. Each photo has a small descriptor explaining the key features.

Neighborhoods

Low Density - Predominantly single family detached housing

Low density neighborhoods are typically distant from the community core and are automobile-dependent. Many low density neighborhoods offer pedestrian and community amenities in their own centers. Greenspaces come in the form of yards.



MODERN SUBURB
Curved streets, shallow setbacks and parking/garages in the front

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★



TRADITIONAL SUBURB
Gridded streets, shallow setbacks, and parking in the back or on the side

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★



WOODED SUBURB
Curved streets, deep setbacks, and a wooded setting

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★

Medium Density - Predominantly row houses, duplexes, and apartments

Medium density neighborhoods are closer to the community core and are typically pedestrian-oriented. These neighborhoods have more active street life and more available amenities. Greenspaces come in the form of small front and back yards.



DUPLEXES
Multi-unit buildings built on a single lot

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★



ROW HOUSES
Front stoops and porches with compact front yards

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★



“MANSION” APARTMENTS
Small apartment buildings built to look like a single large home

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★



SET-BACK HOUSES
Houses with small side yards and large front yards

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★



TRADITIONAL COURT
Community-oriented, intimate clusters often including multi-unit buildings

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)
★ ★ ★ ★ ★

High Density - Predominantly large apartment buildings

High density neighborhoods are at the core of a community. These are typically apartment buildings but may also be a mix of dwelling types. High density neighborhoods have the most nearby amenities. Greenspaces come in the form of parks.



VERTICAL ARTICULATION

Large buildings designed to appear like several smaller ones

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



ABSTRACT ARTICULATION

Large buildings broken up by architectural elements

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



LOFT STYLE

Large buildings with interesting layouts and big windows

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



PLAZA APARTMENTS

Apartment buildings with integrated open space

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



ROW HOUSE ARTICULATION

Large buildings visually broken up to appear like town homes

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



Neighborhood Commercial - Small shops and restaurants for the neighborhood

Neighborhood commercial areas typically offer community amenities that serve the immediate surrounding population.



INTEGRATED SHOPS

Shops built to match the surrounding architecture

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



COMMUNITY HUB

Community-use spaces with accessory retail

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



NEIGHBORHOOD ANCHOR

Shops with outdoor dining and gathering spaces

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



CORPORATE STYLES

Buildings built to be familiar and easily identifiable

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



Commercial

Local Commercial - Medium-sized shopping destinations

Local commercial areas have a large community draw. These are typically a mix of small businesses and smaller chain stores. Local commercial areas usually occur in several areas across a jurisdiction.



COMMERCIAL CORRIDOR

Linear shopping with on-street parking

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



STRIP MALL

Individual rows of shopping built around a parking lot

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



PEDESTRIAN MALL

Linear shopping areas with parking on the perimeter

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



Regional Commercial - Large shopping destinations

Regional commercial areas have a draw greater than their own jurisdictions. These sites are much larger than local commercial areas and usually host national chain businesses.



TOWN CENTER

Large shopping area with diverse building styles and centralized parking

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



TRADITIONAL MALL

All businesses in one building with parking access on all sides

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



MODERN MALL

Shopping malls with park-like outdoor areas and parking access on all sides

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



STRIP CLUSTER

A centralized collection of strip malls with parking at every store

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



Commercial/Residential Mixed Use - Areas where people live above or beside businesses
Commercial and residential mixed use areas traditionally have shops on the ground floor and dwellings on the upper floors of a building. Some areas may have residential on the ground floor as well.



VIRGINIA MAIN STREET 1
Variety of living spaces, building forms, ground-floor businesses

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆



VIRGINIA MAIN STREET 2
Variety of living spaces with ground-floor residential and commercial

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆



PLANNED TOWN 1
Uniformity in living spaces with ground-floor businesses

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆



PLANNED TOWN 2
Uniformity in living spaces with ground-floor residential and commercial

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆

Commercial/Industrial Mixed Use - Areas where businesses make and sell goods
Commercial and industrial mixed use areas provide a unique development opportunity. These areas typically offer small-scale industrial spaces for craft and artisanal businesses. Common tenants are breweries, designers, and small manufacturers.



INDUSTRIAL MIX
Industrial building design with a mix of uses built to the property line

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆



FLEXIBLE STRIP
Large, reconfigurable spaces for a variety of tenants built around parking lots

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆



CRAFT CORE
Community-oriented businesses in active areas built to the property line

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆



CRAFT CLUSTER
Community-oriented businesses built in clusters with parking lot access

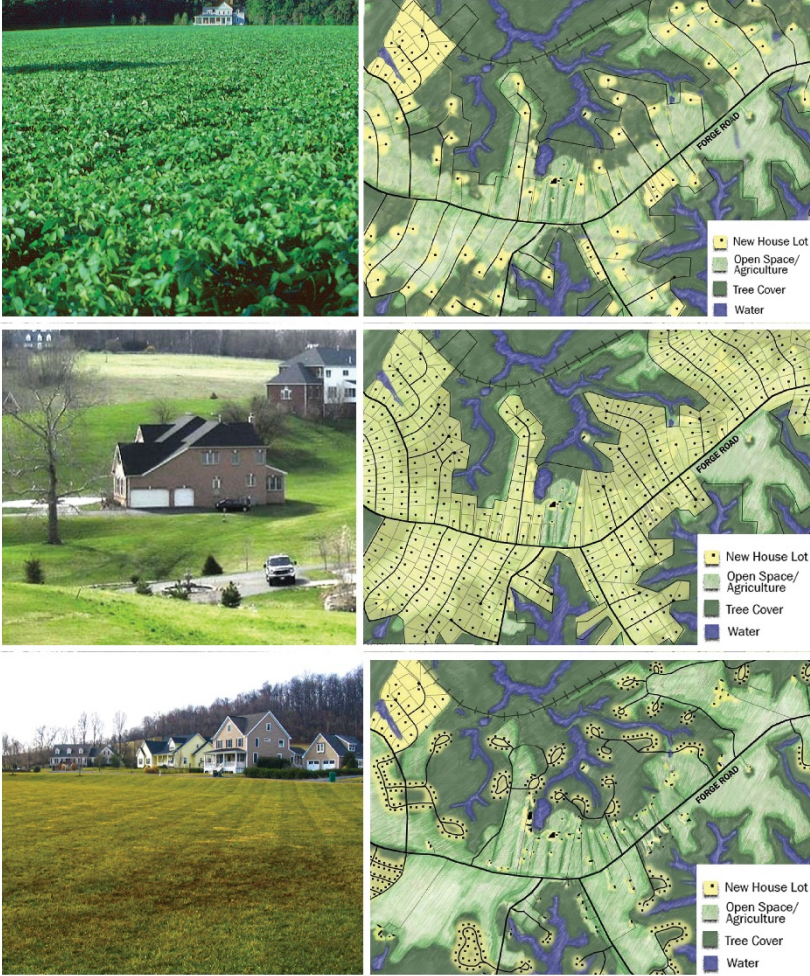
Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

☆☆☆☆☆

Rural and Other

Rural Residential - Homes built in rural areas

Homes built on subdivided farms and forests are considered rural residential. The ways in which these properties are sized and developed has a strong visual impact on the rural landscape.



LARGE LOTS (20+ ACRES)

Homes spaced far apart with small farms operating around them

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



THREE ACRE LOTS

Fewer small farms but more housing development opportunities

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



RURAL CLUSTERS

Houses on small lots surrounded by preserved farmland and open space

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



Recreation and Open Space - Open land in the public realm

Recreational areas are often the heart of a community. They can manifest in several different ways from more active to more passive.



PASSIVE RECREATION

Public areas with walking paths, picnic areas, and gardens

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



ACTIVE RECREATION

Sports fields and courts

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



RECREATIONAL POCKET

Small passive areas that serve the directly-adjacent community

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



CENTRAL GREEN

A more formal space for large gatherings and high volumes of foot traffic

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



FITNESS COURSE

An outdoor gym with bodyweight exercise machines

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



Screening - Methods to protect scenic character

Different types of screening may provide methods to enable development while preserving viewsheds in the surrounding area. This is especially applicable to parking areas.



WALLS

Structural features that provide physical separation

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



NATIVE SPECIES

Landscaping that provides habitats and storm water management

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



WOODED

Clusters of trees that provide screening and shade

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



HARDSCAPE

Low maintenance gardens of rocks and boulders

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



LANDSCAPING

Colorful plantings of flowers, bushes, and trees

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)



Tell us about yourself

Please answer a few optional questions. This helps us understand your input better and helps us work toward an inclusive process. Your private information will be kept private. (Circle one answer per question.)

- 1. How long have you lived in James City County?
 - a. Less than one year
 - b. 1-5 years
 - c. 6-10 years
 - d. 11-20 years
 - e. More than 20 years
 - f. I do not live in James City County
- 2. What is your age?
 - a. Under 18
 - b. 18-24
 - c. 25-34
 - d. 35-44
 - e. 45-54
 - f. 55-64
 - g. 65+
 - h. I prefer not to answer
- 3. Which best describes your race?
 - a. American Indian/Alaskan Native alone
 - b. Asian alone
 - c. Black/African-American alone
 - d. Native Hawaiian/other Pacific Islander
 - e. White/Caucasian alone
 - f. Other race/Two or more races
 - g. I prefer not to answer
- 4. Are you of Hispanic, Latino, or Spanish Origin?
 - a. Yes
 - b. No
 - c. I prefer not to answer
- 5. What is your gender?
 - a. Male
 - b. Female
 - c. I prefer another description/prefer not to answer
- 6. Have you participated in one of the County’s planning processes before?
 - a. Yes
 - b. No
 - c. I do not remember

Thank you for completing the Character Design Guidelines Questionnaire!

CHECK HERE TO ENTER OUR PRIZE DRAWINGS! ____

Throughout the Round 3 engagement period (January 11-February 21, 2021), the County will holding drawings to award a limited number of donated prizes to citizens who submit completed questionnaires or participate in one of our four Community Chats. To enter the drawing, please enter your name, phone number, and email address below so that staff can contact you if you are selected:

Name: _____
Phone Number: _____
Email: _____

This is the last big opportunity for you to help shape the draft Plan for our County’s future. Please mark your calendars to participate in these important events! Return this questionnaire by **Feb. 21** to a designated collection box or to JCC Planning Division:

101 Mounts Bay Road
Building A
Williamsburg, VA 23185
757-253-6685
planning@jamescitycountyva.gov

FUTURE LAND USE MAP QUESTIONNAIRE

Future Land Use Map Questionnaire

*This is the last big opportunity for you to help shape the draft Plan for our County’s future. Please mark your calendars to participate in these important events! Return this questionnaire by **Feb. 21** to a designated collection box or to JCC Planning Division. Details on final page.*

Future Land Use Map Questionnaire Instructions

This questionnaire – **Future Land Use Map** – asks for your opinions on future land use map changes that are being considered as part of this planning update. This questionnaire builds on input provided in previous rounds of public engagement in this process.

Round 1 – asked participants to provide input on how different “place types” should look and feel. Participant input on these place types was used to build two alternate future land use scenarios for Round 2.

Round 2 – asked participants to provide input on updates to Comprehensive Plan goals and to look at the land use patterns for each of the two future scenarios and select their preferences.

This Round – building off the preferences for place types and future land patterns from prior rounds, this Future Land Use Map Questionnaire seeks your input on specific applications for Land Use Designation changes. The County’s Board of Supervisors, Planning Commission Working Group (PCWG), and staff are reviewing this community feedback, as well as feedback from previous rounds, as they consider these applications for Land Use designation changes.

Land Use designations are used to determine what kind of growth will occur in the County and where. They are policy designations that help guide changes to, and implementation of, development regulations. They also help the County make long-term decisions about infrastructure, road improvements, and public facility locations. Land Use designations are also used when the Planning Commission and Board of Supervisors consider certain kinds of development proposals, such as rezonings and special use permits.

Planning staff are currently reviewing 27 applications for land use designation changes. Of these 27, three were initiated by property owners and the remaining 24 were initiated by the County (either by staff or by the PCWG). **Please use the map at this station or the map at <https://jamescitycountyva.gov/3756/> to locate each application for your comments below.**



CHECK HERE ☐ TO ENTER OUR PRIZE DRAWINGS! *(optional)*
Throughout the Round 3 engagement period (January 11-February 21, 2021), the County will holding drawings to award a limited number of prizes to citizens who submit completed questionnaires or participate in one of our four Community Chats. To enter the drawing, please enter your name, phone number, and email address below so that staff can contact you if you are selected:

Name: _____
Phone: _____
Email: _____

There are two additional questionnaires: 1) Policies and Actions, and 2) Character Design Guidelines.

These are available in print or through <https://www.jamescitycountyva.gov/engage2045>.

We want to hear from you on these topics too!



Requested Future Land Use Map Changes



Please use the map at this station or the map at <https://jamescitycountyva.gov/3756/> to locate each application for your comments below.

#1. LU-20-0001 | Property-owner Initiated | Marston Parcels

Acreage: 57.11 Current Zoning: Limited Residential R1
Current Land Use Designation: Rural Lands, Outside PSA
Proposed Land Use Designation: Low Density Residential, Inside PSA

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#2. LU-20-0002 | Property-owner initiated | Eastern State- New Town Addition

Acreage: 540.65 Current Zoning: Public Lands PL
Current Land Use Designation: Federal, State and County Land
Proposed Land Use Designation: Mixed Use

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#3. LU-20-0003 | Property-owner Initiated | Eastern State- Mixed Use Community

Acreage: 540.65 Current Zoning: Public Lands PL
Current Land Use Designation: Federal, State and County Land
Proposed Land Use Designation: Mixed Use

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#4. LU-20-0004 | County-Initiated | 7341 Richmond Road Inconsistency

Acreage: .33 Current Zoning: General Residential R2
Current Land Use Designation: Federal, State and County Land
Proposed Land Use Designation: Low Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#5. LU-20-0005 | County-Initiated | Stonehouse Tract

Acreage: 3031 Current Zoning: Planned Unit Development Residential PUDR
Current Land Use Designation: Low Density Residential, Inside PSA
Proposed Land Use Designation: Rural Lands, Outside PSA

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#6. LU-20-0006 | County-Initiated | PSA Adjustment

Acreage: 300+ Current Zoning: Agricultural A-1
Current Land Use Designation: Rural Lands & Low Density Residential, Inside PSA
Proposed Land Use Designation: Rural Lands/ Outside PSA

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#9. LU-20-0009 | County-Initiated | JCSA Tewnin Rd. Office & Convenience Center

Acreage: 19.62 Current Zoning: Public Lands/Limited Industry
Current Land Use Designation: Mixed Use New Town/Federal State and County
Proposed Land Use Designation: Federal State and County

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#7. LU-20-0007 | County-Initiated | Mainland Farm

Acreage: 214.05 Current Zoning: Public Land PL
Current Land Use Designation: Low Density
Proposed Land Use Designation: Open Space or Recreation

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#10. LU-20-0010 | County-Initiated | Brickyard Parcels

Acreage: 119.33 Current Zoning: Public Lands PL & General Agricultural A1
Current Land Use Designation: Rural Lands
Proposed Land Use Designation: Open Space or Recreation

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#8. LU-20-0008 | County-Initiated | Powhatan Creek Wetlands

Acreage: 64 Current Zoning: General Business B1
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Open Space or Recreation

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#11. LU-20-0011 | County-Initiated | Winston Terrace Stream Restoration

Acreage: 2.41 Current Zoning: General Business B1
Current Land Use Designation: Community Commercial
Proposed Land Use Designation: Low Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#12. LU-20-0012 | County-Initiated | Grove Convenience Center

Acreage: 2.03 Current Zoning: Limited Industrial M1
Current Land Use Designation: Limited Industry
Proposed Land Use Designation: Federal, State and County Land

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#13. LU-20-0013 | County-Initiated: PCWG | Parcel(s) between Oakland Farms & Richmond Rd.

Acreage: 95.02 Current Zoning: General Agriculture A1
Current Land Use Designation: Low Density Residential/Moderate Density Residential
Proposed Land Use Designation: Low Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#14. LU-20-0014 | County-Initiated: PCWG | Parcel near the NW side of the Croaker

Acreage: 30.29 Current Zoning: General Agriculture A1
Current Land Use Designation: Low Density Residential/Mixed Use
Proposed Land Use Designation: Low Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#15. LU-20-0015 | County-Initiated: PCWG | Parcels between Westport Subdivision and Centerville

Acreage: 44.97 Current Zoning: General Agriculture A1
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Rural Lands/Outside PSA

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#16. LU-20-0016 | County-Initiated: PCWG | Croaker Interchange

Acreage: 636.79 Current Zoning: General Agriculture A1/General Business B1/Limited Business Industrial M1/ Multi-Family Residential R5
Current Land Use Designation: Mixed Use
Proposed Land Use Designation: Revised Mixed Use/Redesignate the Conservation Parcels

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#17. LU-20-0017 | County-Initiated: PCWG | Parcels Across from WindsorMeade Marketplace

Acreage: 3.74 Current Zoning: Rural Residential R8
Current Land Use Designation: Neighborhood Commercial
Proposed Land Use Designation: Open Space/Recreation/Low Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#18. LU-20-0018 | County-Initiated: PCWG | Parcel NE of Forge Rd and Richmond Rd Intersection

Acreage: 56.76 Current Zoning: General Agriculture A1
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Rural Lands/Outside PSA

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#19. LU-20-0019 | County-Initiated: PCWG | Anderson Corner Parcels adjacent to existing Mixed Use/ Economic Opportunity

Acreage: 67.03 Current Zoning: General Business B1/General Agriculture A1
Current Land Use Designation: Low Density Residential/General Industry
Proposed Land Use Designation: Mixed Use

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#20. LU-20-0020 | County-Initiated: PCWG | Parcels adjacent to Colonial Heritage on Richmond Rd

Acreage: 32.33 Current Zoning: General Business B1
Current Land Use Designation: Community Commercial
Proposed Land Use Designation: Mixed Use

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#21. LU-20-0021 | County-Initiated: PCWG | Parcel adjacent to Longhill Rd and Centerville near Warhill Sports Complex

Acreage: 77.89 Current Zoning: General Agriculture A1/Rural Residential R8
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Moderate/High Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#22. LU-20-0022 | County-Initiated: PCWG | Parcels on Olde Towne Rd approximately across from The Colonies at Williamsburg

Acreage: 27.92 Current Zoning: General Residential R2
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Moderate/High Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#23. LU-20-0023 | County-Initiated: PCWG | Parcel on News Rd

Acreage: 179.2 Current Zoning: Residential Planned Community R4
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Moderate/High Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#24. LU-20-0024 | County-Initiated: PCWG | Parcels across from Recreation Center on Longhill Rd

Acreage: 28.87 Current Zoning: Multi-Family Residential R5/General Residential R2
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Moderate/High Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#25. LU-20-0025 | County-Initiated: PCWG | Lake Powell Rd Parcel

Acreage: 16.99 Current Zoning: Rural Residential R8
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Moderate/High Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#26. LU-20-0026 | County-Initiated: PCWG | Parcels on Ron Springs Drive

Acreage: 31.03 Current Zoning: General Residential R2
Current Land Use Designation: Low Density Residential
Proposed Land Use Designation: Moderate/High Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

#27. LU-20-0027 | County-Initiated: PCWG | Parcels near Colonial Heritage on Richmond Rd

Acreage: 27.75 Current Zoning: General Agriculture A1
Current Land Use Designation: Mixed Use
Proposed Land Use Designation: Moderate/High Density Residential

Do you think this application is in keeping with your vision for the County? Circle an answer below.

Yes No Maybe

In the space below, please provide any general comments on this land use application.

Thank you for completing the Future Land Use Map Questionnaire!

Engage 2045 has progressed to Round 3 of engagement - Deciding and Affirming. This builds on Round 1, in which citizens affirmed five planning priorities for James City County, and Round 2, in which citizens evaluated options for future growth and preservation, and expressed their opinions about the goals the County should aim to achieve.

In Round 3, the County Planning Team needs your input on policy directions the County should pursue and actions it should take to enable citizens' vision for the future of our community to be realized. Round 3 consists of three questionnaires, complemented by a series of virtual Community Chats designed to assist citizens in completing the questionnaires. The first questionnaire -- Policies and Actions -- asks for your opinions on steps the County might take to implement citizens' vision for the future. The second questionnaire -- Community Character Design -- seeks your views on the appearance of structures that might be built in the future and the surrounding lands. This third questionnaire asks for your opinions about Land Use.

The County is hosting virtual Community Chats that offer citizens the opportunity to interact with members of the Planning Team and each other to discuss these policies and actions. **The third Community Chat will be held on January 28, 2021 at 12noon; the fourth will be on February 4 at 6:30pm.** Register at jamescitycountyva.gov/engage2045. If you are not able to participate live, you may view recordings of the chats through February 21, 2021 at jamescitycountyva.gov/engage2045.

This is the last big opportunity for you to help shape the draft Plan for our County's future. Please mark your calendars to participate in these important events! Return this questionnaire by **Feb. 21** to a designated collection box or to JCC Planning Division:

101 Mounts Bay Road
Building A
Williamsburg, VA 23185
757-253-6685
planning@jamescitycountyva.gov

FUTURE LAND USE MAP QUESTIONNAIRE
COMMENTS



Round 3 Public Engagement: **Future Land Use Map Questionnaire Results & Comments**

Building off the preferences for place types and future land patterns from prior rounds of engagement, the Future Land Use Map Questionnaire sought public input on specific applications for Land Use designation changes. The County's Board of Supervisors, Planning Commission Working Group (PCWG), and staff are reviewing this community feedback, as well as feedback from previous rounds, as they consider these applications for Land Use designation changes. Through Engage 2045, the County is reviewing 27 applications for land use designation changes. Of these 27, three were initiated by property owners and the remaining 24 were initiated by the County (either by staff or by the PCWG).

Questionnaire respondents were asked to review the 27 proposed changes to the Future Land Use Map (FLUM) and respond to the following question for individual applications: "Do you think this application is in keeping with your vision for the County?" Three answers were allowed: Yes, No, and Maybe. Respondents were also given the opportunity to provide general comments on the land use application.

The following tables include those results and comments provided by respondents completing the Future Land Use Map questionnaire. Questionnaire respondents indicated their support for FLUM changes (Yes/No/Maybe) and also provided comments. These comments are provided verbatim and have not been edited. For each table, the statistics represent all who responded to the survey. Not all respondents provided a written comment, so for each table there are fewer comments than the total number of votes. The table only includes responses and comments received as part of the questionnaire before February 21, 2021.

	LU-20-0001: Marston Parcels From Rural Lands, Outside PSA to LD Residential, Inside PSA Y = 26 (31%); N = 48 (58%); M = 9 (11%)
Support	Comments
Yes	limit one house per acre
Yes	Low density inside or outside is good as long as later request for medium denisty is not made once PSA inclusion is approved. Landowners intent should be stated upfront as to future building density, i.e. single family or higher density.
Yes	Low density is appropriate for this area.
Yes	low density, protecting watershed
Yes	Please keep as current designation
Yes	Property owner initiated
Yes	This is a good location for Low density residential. Fronts on 4 lane Richmond Road. Close to interstate exit. This would support Community Commercial designation at intersection of Croaker and Richmond Road
Yes	We need a lot more housing in James City County
Yes	Will provide additional housing opportunities.

	LU-20-0001: Marston Parcels From Rural Lands, Outside PSA to LD Residential, Inside PSA Y = 26 (31%); N = 48 (58%); M = 9 (11%)
Support	Comments
No	A large portion is outside the PSA. If the county permits this application as filed, it should trade water and sewer for open space on what would have been the septic fields, smaller lawns, and wider RPA buffers.
No	Approving this change in LU would be in conflict with the County's LU-20-0006. Again, it is imperative to retain the rural character of the upper county, expecially since these parcels are near a community character corridor.
No	DO NOT EXPAND THE PSA, especially in this area of sensitive water quality resources. This parcel should stay RURAL. It is NOT APPROPRIATE for more dense residential sprawl.
No	Doesn't appear to be affordable housing.
No	I believe that already designated rural lands should be protected. I do not believe we should ADD TOO the number of rural lands. However, I do believe the property rights of this landowner are being regulated and the landowner should be compensated.
No	i don't think high density is apprioate use for this rual land, the man who bought it knew what it was when he bought it and the county should not change its policies at their own disgresion , fees or not
No	I object to the re-designaton of this application. the uppper county is our last pportunity to preserve our RLs for their economic and historic value.
No	Is this in the watershed of the reservoir? If so, then zoning should remain the same. Efforts should be maintained to protect forested lands.
No	It is not desirable to begin chipping away at the rural areas that are outside the PSA. It could set a bad precedent that would unravel rural preservation objectives.
No	It is outside of the PSA. It borders wetlands. Construction will affect the creek. There are uncommon plants and other wildlife that will be affected.
No	It should not be moved into the PSA.
No	Make this public accessor park land used for hunting. Not enough deer hunting areas in county.
No	no building on green space, it should be protected
No	No extensions of the PSA!
No	No more residential areas. Do not over populate the area.
No	No parcel should be included in the PSA without requiring cluster development with a MINIMUM of 70% OPEN SPACE
No	not in walking distance to Toano Village, continue rural land designation outside of PSA, does not meet development criterion
No	Outside PSA. No easy access to parcel; will require roads.
No	Please preserve the rural character of Upper JCC! There are already too many developments here!

	LU-20-0001: Marston Parcels From Rural Lands, Outside PSA to LD Residential, Inside PSA Y = 26 (31%); N = 48 (58%); M = 9 (11%)
Support	Comments
No	Prefer no residential or business. Stay undeveloped
No	retain as is
No	should be kept open for nature and environment
No	The goal is to keep the lands outside of the PSA rural. The goal is to keep lands even in the PSA from becoming another Denbigh. If another goal is to provide low income housing, then look closer to the retail outlets, New Town, High Street, etc.
No	There are already too many developments in Upper JCC
No	There is no public benefit to allowing additional land in this area to be converted to residential development. Furthermore, the watershed of Yarmouth Creek is already stressed with the impacts of already approved developments such as Colonial Heritagee
No	These parcels' location adjacent to the edge of the PSA would inevitably expect the PSA to be expanded to include these parcels when developed into a neighborhood. The Candle Station, nearly adjacent, was enough new residential in this area.
No	This area should be kept rural. Traffic is already to high in this area and there are other places more suitable for apartments.
No	This land is outside the PSA, near the 130 Crescent parcel that the county purchased to protect the Chicahominy watershed. So why would the county allow this parcel to be developed as low-density residential inside the PSA.
No	This parcel is too far away from proper infrastructure to make it viable for development at this time. Road access would need to be improved to accomodate developement.
No	This type of use on that property has been objected to in the past. That area is already over developed and this will make it worse and it's proposed use is most unwelcome. You invite input, such as this, and then, typically, you ignore it.
No	Toano should remain as rural lands and not close to services.
No	We have something special in this part of James City County that should be preserved...not exploited!
Maybe	Are schools and emergency services able to absorb this furture increase in population?
Maybe	As a resident of Upper JCC and for what it's worth, this proposal would create more traffic, schools, county services & public transportation. Higher taxes; more congestion and urbanization. Developer friend's profits before your community's future.
Maybe	Low density should be linked to sewage and water capability, or will become a long term and unsustainable liability.
Maybe	my concern is for supporting infrastructure and roads to/from this location for the number of units potentially impacting other residents in this area

	LU-20-0002: Eastern State- New Town Addition From Federal, State and County Land to Mixed Use Y = 32 (44%); N = 35 (48%); M = 4 (8%)
Support	Comments
Yes	Excellent location and opportunity for further development/redevelopment
Yes	Gives JCC a good location to focus growth within the PSA
Yes	Inside PSA. Not pristine or valuable ecological value
Yes	Mixed Use makes good sense across from JCC recreation center and located on Longhill corridor.
Yes	This application makes sense to me. It is on a higher density corridor, near the current NewTown. It has easy access to the rest of the county through 199-Longhill Road.
Yes	This is a logical extension of New Town into an area that is otherwise landlocked. 190,000 sf of commercial development seems a bit high.
Yes	This parcel is appropriate for development due to its proximity to transportation networks and utilities.
Yes	This property has tremendous potential for community betterment
No	a pretty area to keep green
No	Enough housing and commercial. Stop the overgrowth
No	How will this improve community life? Do we need more stores in such close proximity?
No	I am very concerned about adding still more mixed use land in this area, which already has too much mixed use development and is suffering from serious traffic problems. I question whether the demand is there in the long term for this kind of development
No	I definitely cannot support a further expansion of New Town. It's entirely too congested around that area now.
No	I would appreciate more affordable housing. However, in destroying green space to do it it also goes against my desire for a more environmentally friendly community.
No	Keep as greenspace.
No	Maintain as open or recreational area
No	Make it park land. Create more recreational trails and park land.
No	No more commercial space in this area! I would like to preserve the green space on 199. We already have so many issues with deer on the highway.
No	Overpopulation and loss of a green belt off route 199 would destroy the small town and historical feel of the greater James City County/Williamsburg area. Bot this location and eastern state being used for mixed residential/commercial should be limited.
No	Please retain as current land designation
No	should be kept open for nature and environment
No	Stay as public lands
No	There is a significant number of under utilized developments that can meet future demands

	LU-20-0002: Eastern State- New Town Addition From Federal, State and County Land to Mixed Use Y = 32 (44%); N = 35 (48%); M = 4 (8%)
Support	Comments
No	This area is already crowded and developed. If anything, add new recreation space here.
No	This has always been a county gem, I should be a green space to enhance the development all around it
No	This is a lot of land having the potential for too large of a development. We already have too much growth in JCC & it will be too much for what's already nearby in Newtown.
No	This risks squeezing Eastern State and hampers their ability to grow along with the population of Virginia.
No	This seems to add beyond what the current land can handle in terms of stormwater run off - an issue that already significantly impact residents in these areas... It does not seem that there is a place for additional runoff and related sewage/water-use
No	We absolutely do not need any more commercial space in this area. New Town is already half empty. This would also increase traffic on that road which isn't ideal.
No	We could use more public, county resources and not more commercial space. new town has so many empty stores.
No	We do not need additional mixed use if that includes retail big box stores, convenience stores, or like Mainstreet Newtown or Settlers Market. The current commercial spaces are mostly empty and have yet to be reimaged.
Maybe	Affordable supported permanent housing for behavioral health clients
Maybe	The roads and traffic would be my first worry - in changing from a rather low traffic to potentially high traffic - the current road system surrounding the Eastern State property is awkward at best, debilitating if there is an emergency (rescue/evacuation
Maybe	Traffic congestion in the area and the large number of commercial businesses that have left New Town and created long-term vacancies suggests more consideration be given to the scope of expansion in this area.
Maybe	What are they going to build?

	LU-20-0003: Eastern State- Mixed Use Community From Federal, State and County Land to Mixed Use Y = 23 (37%); N = 35 (56%); M = 5 (8%)
Support	Comments
Yes	Excellent opportunity for development/redevelopment
Yes	I believe this property has tremendous utility for community services such as parks and recs
Yes	Inside PSA; would want assurances for protection of the water body shown if it is not a B MP.
Yes	This makes sense for this area.

	LU-20-0003: Eastern State- Mixed Use Community From Federal, State and County Land to Mixed Use Y = 23 (37%); N = 35 (56%); M = 5 (8%)
Support	Comments
Yes	this would be a wonderful park and outdoor recreation area
No	Access to this land is limited, without harsh impact on surrounding neighborhoods and traffic on Longhill Rd. We need the trees, and the natural habitats for wildlife.
No	Access to this parcel is problematic and it also contains wetlands. It should be left undeveloped.
No	Do not over develop the area. Keep as is. People come to the area for limited population and limited traffic, etc. Don't ruin this!
No	Get it right... Overpopulation and more NEWTOWN means empty retail space and crowded/over packed residential space. Who wants to have blocks of cookie cutter condos/townhomes with empty retail? This area should be reserved and amended as green space.
No	Keep as greenspace.
No	Maintain a large undeveloped area along Humelsine Pkwy
No	Mixed use in that area seems strange and I would like to preserve the green space on 199. We already have so many issues with deer on the highway.
No	Mixed use that includes retail is not appropriate for this setting. We already have Mainstreet and Settlers Market which are underutilized. "Luxury" Townhouses with green space would be more preferable similar to New Town's SF and TH developments nearby.
No	Rte 199 is not able to handle the increase traffic requirements.
No	should be kept open for nature and environment
No	Stay as public lands
No	The scope of this development is too large for the vehicle access points to accommodate successfully, and the sewer/water needs of this development will have an impact on existing resources.
No	This area is already crowded and overdeveloped
No	This is a lot of land having the potential for too large of a development. We already have too much growth in JCC & it will be too much for what's already nearby in Newtown.
No	This parcel should be kept as undeveloped buffer along Rt. 199
No	This random wedge on the other side of 199 does not make sense to try to develop similarly or as part of New Town, and again, too much congestion around there already.
No	This would add significant density to an area already seemingly 'overflowing' - particularly related to stormwater runoff and related sewage/water usage without adequate resources to absorb such impacts
No	Too close to existing neighborhood. Limited space to put mixed use into. Disruption to natural wildlife areas.

	LU-20-0003: Eastern State- Mixed Use Community From Federal, State and County Land to Mixed Use Y = 23 (37%); N = 35 (56%); M = 5 (8%)
Support	Comments
<i>No</i>	wonderful scenic area that should be maximum for citizen use, bike paths, walking trails and park, so close for people to walk to, preserve this green space

	LU-20-0004: 7341 Richmond Road Inconsistency From Federal, State and County Land to LD Residential Y = 37 (69%); N = 11 (20%); M = 6 (11%)
Support	Comments
<i>Yes</i>	Change from county land to low density development assuming county would be a competent seller
<i>Yes</i>	Makes logical sense, given existing uses in the area.
<i>Yes</i>	Ok for limited residential
<i>Yes</i>	So long as the structures do not become excessive like Monticello in the Williamsburg City limits and the new apartments there.
<i>Yes</i>	There is a house there now. I don't understand the difference.
<i>No</i>	Build restaurants and commercial out there. No more homes! Always building everything in Williamsburg and forgetting about us on the upper county side!
<i>No</i>	Developing this property transfers value to the government and negatively affects private property owners who can develop their property
<i>No</i>	It should be changed to a business designation.
<i>No</i>	Not enough land to have a low residential density development. space for one house only
<i>No</i>	Stop the growth to avoid ruining the area. People come here for the low density, limited traffic, etc. Do not ruin the area. If people want all this, there are plenty of other cities to go to.
<i>Maybe</i>	I don't fully understand what might happen here. I lean toward saying yes to the change.

	LU-20-0005: Stonehouse Tract From LD Residential inside PSA to Rural Lands/Outside PSA Y = 54 (78%); N = 13 (19%); M = 2 (3%)
Support	Comments
<i>Yes</i>	Approval of this application would be a positive step in preserving more rural lands in the upper county.
<i>Yes</i>	Do not connect any streets to Sycamore Landing Rd.
<i>Yes</i>	If a property owner wants to lower the designation of their property to Rural lands, it should be permitted.

	LU-20-0005: Stonehouse Tract From LD Residential inside PSA to Rural Lands/Outside PSA Y = 54 (78%); N = 13 (19%); M = 2 (3%)
Support	Comments
<i>Yes</i>	I'm answering yes because I *think* this is removing that area from potential development which is great
<i>Yes</i>	low density with ample common green spaces would be attractive to families and inline with JCC rural image in the north county
<i>Yes</i>	Moving from residential to rural
<i>Yes</i>	seems a done deal with the reorganization of Stonehouse. While the surveys do not suggest adding to rural land, this addition increases rural lands substantially
<i>Yes</i>	should be kept open for nature and environment
<i>Yes</i>	Stonehouse is already such a large development that it's great to take some of this unused land out of the PSA to preserve it.
<i>Yes</i>	strongly support this change
<i>Yes</i>	Thank you for seeking to preserve the rural character of our County.
<i>Yes</i>	That is rural area
<i>Yes</i>	The county should retain many rural lands.
<i>Yes</i>	There isn't enough infrastructure in this part of the county for this development. I agree with the change.
<i>Yes</i>	There's already too much growth in upper JCC, so this is a welcome change!!
<i>Yes</i>	This change would decrease housing density and remove a currently natural area from future inclusion in the PSA. The proximity of this land to York River State Park makes conserving as much of it as possible a desirable objective.
<i>Yes</i>	This is OK as long as the land set aside is not just unusable wetlands. If it can really concentrate the need for infrastructure and preserve a significant amount of land, it is a good idea.
<i>Yes</i>	Yes! Shrink the PSA. Let's hope this land goes into permanent conservation!
<i>No</i>	Don't build anything. Allow for public hunting land.
<i>No</i>	I can't believe that this property would be available for development! This should be a continuation of the Ware Creek Wildlife Management Area.
<i>No</i>	James City County's planning commission seems to have ZERO conscience when it comes to allowing a developer to constantly change promised amenities that are written into proffers.
<i>No</i>	Need to stop the building of townhome communities. There are a lot of parking problems and the developers try to cram as many units in as possible which puts people living to close together. Need to build only single family homes with good sized yards.
<i>No</i>	When the Planning Commission allows a developer to change amenities, people don't know what to believe. Homes are sold in the Stonehouse area by telling folks, "We're going to have a huge marina" or "We will have 5 swimming pools & an indoor gym".

	LU-20-0005: Stonehouse Tract From LD Residential inside PSA to Rural Lands/Outside PSA Y = 54 (78%); N = 13 (19%); M = 2 (3%)
Support	Comments
<i>Maybe</i>	Agree with zoning as public lands
<i>Maybe</i>	insufficient information is provided regarding future planned use of this tract

	LU-20-0006: PSA Adjustment From Rural Lands & LD Residential to Rural Lands/Outside PSA Y = 42 (78%); N = 8 (15%); O = 4 (7%)
Support	Comments
<i>Yes</i>	Agree with open lands recreation
<i>Yes</i>	Agree with rural lands outside PSA
<i>Yes</i>	I agree with concentrating on a smaller area for the PSA
<i>Yes</i>	If this adjustment removes the parcels from the PSA and designates them as rural lands, I like the proposal since it will preserve the rural character of that area.
<i>Yes</i>	If this means more protection.
<i>Yes</i>	It would be great to have this outside of the PSA since we already have too much growth in upper JCC!
<i>Yes</i>	keep it rural
<i>Yes</i>	should be kept open for nature and environment
<i>Yes</i>	Stonehouse is already such a large development that it's great to take some of this unused land out of the PSA to preserve it.
<i>Yes</i>	strongly support this change to reduce the PSA
<i>Yes</i>	Yes, shrink the PSA. This land should be in permanent conservation.
<i>No</i>	Don't change the designation.
<i>No</i>	Keep the existing land use designation.
<i>Maybe</i>	depends wha the landowners in this group think, their voice should matter.
<i>Maybe</i>	I am not sure because I do not feel adequately informed
<i>Maybe</i>	I'm not sure what is being proposed here

	LU-20-0007: Mainland Farm From LD Residential to Community Character Conservation, Open Space or Recreation Y = 57 (83%); N = 8 (12%); M = 4 (6%)
Support	Comments
<i>Yes</i>	Agree with open space recreation

	LU-20-0007: Mainland Farm From LD Residential to Community Character Conservation, Open Space or Recreation Y = 57 (83%); N = 8 (12%); M = 4 (6%)
Support	Comments
<i>Yes</i>	Agree with this usage.
<i>Yes</i>	Does this mean that it will no longer be farmed?
<i>Yes</i>	Good Idea.
<i>Yes</i>	I support the change from Low Density to Open Space Recreation. We need to preserve the open space here in JCC!
<i>Yes</i>	I support the change to Open Space Recreation. We need to preserve the open space in JCC!
<i>Yes</i>	Maintaining sight lines as those traveling from outside of JamesCity County. This area being near the Jametown interpretive and historic districts should be maintained as pristine/park view enjoyment for visitors and residents.
<i>Yes</i>	More recreational land use is needed
<i>Yes</i>	more recreational open areas are a plus to the area
<i>Yes</i>	Need berms and proper landscaping to separate neighborhoods with the public access areas.
<i>Yes</i>	Please keep this open space as is.
<i>Yes</i>	preserving this space from development is very important. This is a logical use of this land. But agricultural use should be encouraged
<i>Yes</i>	Recreation will add value the the Jamestown area
<i>Yes</i>	should be kept open for nature and environment
<i>Yes</i>	Support open land or recreation use
<i>Yes</i>	The county should use for recreation space such as rental base horse stabling.
<i>Yes</i>	This area seems very well suited for recreation/open space as it connects the trails behind the highschool and the colonial bike trail - additional residential or industrial development would have a significant negative impact on this area of the county
<i>Yes</i>	This makes 100% sense!
<i>Yes</i>	We need more designated open/recreation space. This achieves that.
<i>Yes</i>	Yes, if for recreation and open land.
<i>No</i>	Hoping recreation means continued greenspace use and not ball fields or parks. Historic grounds and greenspace that you dont see elsewhere
<i>No</i>	It's current designation is compatible with surrounding land use. Some day it could and maybe should be developed as residential. Don't change the designation.
<i>No</i>	Keep it like it is! No building anything on it
<i>No</i>	Please! Leave Mainland Farm alone. It's beautiful the way it is and it's supposed to be protected by the historical society. If the county changes the farm to recreation, it will bring in too much traffic.

	LU-20-0007: Mainland Farm From LD Residential to Community Character Conservation, Open Space or Recreation Y = 57 (83%); N = 8 (12%); M = 4 (6%)
Support	Comments
No	The farm and the VA capital trail bring visitors to the area. People enjoy the greenery that the crops bring every year. Don't change it.
No	We live within a mile of this site and would be terrible to be developed. We use greenspring trail often and the quiet beauty of the land must be preserved. There is enough development nearby and green space brings endless value to our quality of life.
Maybe	I'm not sure that this one matters. It may be too isolated from other agricultural land to be useful for farming. And I'm not sure what we gain by keeping it undeveloped if it isn't in active agricultural use.
Maybe	Not enough information.
Maybe	zero development, keep it open as it is!!

	LU-20-0008: Powhatan Creek Wetlands From LD Residential to Community Character Conservation, Open Space or Recreation Y = 57 (90%); N = 2 (3%); M = 4 (6%)
Support	Comments
Yes	A big mistake was made when developers were allowed to buy wetlands, fill them in and build houses. Then developer bought land in Charles City Co. for "wetlands" done in the 1980s.
Yes	At this point, allowing low density development in a wetland area is just insane. Totally in favor of this change! We need the wetlands for so many reasons, and development here would eventually just get flooded.
Yes	Don't think this can be touched anyway as it is wetlands.
Yes	I support the change from Low Density to Open Space Recreation. We need to preserve the open space here in JCC!
Yes	It is of utmost importance importance that this change is made to the land use map
Yes	Keep as wetlands.
Yes	more recreation, open type areas are a plus for the whole area!
Yes	Necessary open land
Yes	Please save the wetlands.
Yes	preventing additional development along this crucial watershed seems critical to preserving the beauty and attraction of this part of the county. Any significant development would likely have significant environmental impacts.
Yes	should be kept open for nature and environment
Yes	Support open lands and recreation
Yes	This area needs to be retained as open space.

	LU-20-0008: Powhatan Creek Wetlands From LD Residential to Community Character Conservation, Open Space or Recreation Y = 57 (90%); N = 2 (3%); M = 4 (6%)
Support	Comments
Yes	Wetlands must be preserved and this property has no other economically viable use. It should be protected.
Maybe	Agree with recreation open space
Maybe	keep it undeveloped, no building
Maybe	the residential designation is not a good fit for wetlands!
Maybe	Why was this wetlands zoned B1 and LDR previously? Not enough information given to make an educated decision.

	LU-20-0009: JCSA Tewning Rd. Office & Convenience Center From Mixed Use New Town Federal State and County to Federal, State and County Land Y = 35 (71%); N = 4 (8%); M = 10 (20%)
Support	Comments
Yes	Agree with federal state
Yes	Correct location and appropriate use of this land. This would work in terms of keeping the vision of the county.
No	Not ecological value to County to purchase
No	the county just wants to be free to develop its own land while telling private landowners that they cannot.
Maybe	hard to say; as long as you don't build it up and increase density
Maybe	Not enough information given to make an informed decision. Community chat gave no more information than this questionnaire.

	LU-20-0010: Brickyard Parcels From Rural Lands to Community Character Conservation, Open Space, or Recreation Y = 47 (80%); N = 7 (12%); M = 5 (8%)
Support	Comments
Yes	Better use of ecological value
Yes	convertingthis to REcreational Use is keeping with the compatability with Little Creek Dam Park and enhancing ecoonmoic opportunites for upper county.
Yes	Great place for outdoor recreation such as public fishing and hiking.
Yes	Great!
Yes	I support the change from Rural Land to Open Space Recreation as long as it does not bring more traffic to Forge Rd.

	LU-20-0010: Brickyard Parcels From Rural Lands to Community Character Conservation, Open Space, or Recreation Y = 47 (80%); N = 7 (12%); M = 5 (8%)
Support	Comments
Yes	Nice idea.
Yes	open lands/recreation are necessary
Yes	Open space recreation - agree
Yes	please save for recreation and open land.
Yes	should be kept open for nature and environment
No	keep it rural
No	Leave it alone
Maybe	depends on what the final use of the property would be, listening to the county meetings , the intent was not clear
Maybe	I did not learn anything about this from watching the meeting
Maybe	I'm not sure what a "passive park" is, but it seems self-explanatory. I support the change from Rural Land to Open Space Recreation as long as it does not become an attraction site, bringing more traffic to Forge Rd.
Maybe	The area only needs another park if you permit additional housing development on Forge Road. This by entrenched anti-development interests to establish an elitist enclave on Forge Road. Halt development, but build pretty parks for the locals.

	LU-20-0011: Winston Terrace Stream Restoration From Community Commercial to LD Residential Y = 32 (68%); N = 11 (23%); M = 4 (9%)
Support	Comments
Yes	as long as it's done right
Yes	Consistent land use with surrounding area
No	I'm all for a stream restoration project, but I'm not sure how that'd be accomplished by changing the parcel to residential.
No	should be kept open for nature and environment
No	Too crowded.
Maybe	Keep this commercial, like surrounding

	LU-20-0012: Grove Convenience Center From Limited Industry to Federal, State, and County Land Y = 36 (78%); N = 6 (13%); M = 4 (9%)
Support	Comments
Yes	Good opportunity for a fire training center.
Yes	should be kept open for nature and environment
Yes	this is so needed for the area
No	Not of ecological value for County to purchase
No	this property should keep its current designation and be developed for industry.

	LU-20-0013: Parcel(s) between Oakland Farms & Richmond Rd. PCWG Member recommended: From LD Residential/MD Residential to LD Residential. Y = 38 (62%); N = 18 (30%); M = 5 (8%)
Support	Comments
Yes	anything more than low density could overload current infrastructure and negatively impact the character of this area
Yes	Consistent with surrounding land use
Yes	do not develop this land at all, and if low density residential helps, then fine. No. More. Development!!!
Yes	I support any effort to expand RL in upper county and top lace certain RLs outside the PSA. The upper county is the last opportunity to preserve our RLs and their ecomonic and historic value.
Yes	I support the change to remove the Moderate density usage in order to curtail the growth in our area to preserve the rural character.
Yes	I support the change to remove the Moderate density usage in order to curtail the growth in our area to preserve the rural character.
Yes	Initial developer plans was for low density single family. County should keep low density single family and encourage 3 acre building lot size.
Yes	Keep it rual
Yes	keep it rural
Yes	Maintaining an extension into the residential community with similar parcel sizing would be in keeping with the county standards and vision.
Yes	please designate this property as Rural or low density
Yes	The community character in this part of the county is low density. I agree with this change.
Yes	This helps protect the rural character of the county along a major rural corridor. It is also consistent with the development already present..
Yes	This proposal would diminish the chance of overly dense construction (too much sprawl and traffic).

	LU-20-0013: Parcel(s) between Oakland Farms & Richmond Rd. PCWG Member recommended: From LD Residential/MD Residential to LD Residential. Y = 38 (62%); N = 18 (30%); M = 5 (8%)
Support	Comments
No	Amounts to a down zoning. This should only be considered if the landowner requests it.
No	DO NOT APPROVE OF DEVELOPMENT OF THIS PARCEL OF LAND FOR LOW DENSITY HOUSING
No	I strongly disagree with intent for any additional housing in that particular area. Traffic is increasing and homes, even low density, will add to how dangerous that area is. Furthermore, the schools in this part of JCC are already overcrowded .
No	Let it continue to be farmed and keep with the rural character of that side of the county.
No	PSA corridor is close to main 4 lane highway, keep more dense development inside the PSA , this land is currently at its optimum designation
No	This seems to be a direct backlash to last year's Oakland case, and should not be County initiated
No	This strips value from private land owners at the same time, the county is seeking to increase the value of it's own land. This is a transfer of value from private hands to government hands.
No	We should not make this low density residential. I like the idea of more affordable homes on smaller lots, or even townhouses here.
No	You people won't stop until you turn this place into Newport News ... Don't you live here too?
Maybe	Looks like this area can possibly handle a bit of growth as long as low-density.
Maybe	Low density, if any development. The crossover traffic on Route 60 is going to be a nightmare.

	LU-20-0014: Parcel near the NW side of the Croaker PCWG Member recommended: From LD Residential/Mixed Use to LD Residential. Y = 29 (55%); N = 17 (32%); M = 7 (13%)
Support	Comments
Yes	Consistent with surrounding land use
Yes	I support the change to remove the Mixed Use designation in order to curtail the growth in our area to preserve the rural character.
Yes	keep the usage low density
Yes	Kudos to the PCWG in their efforts to preserve RLs. The upper county is our last opportunity to preserve our RL economic and hisotrical heritage.
Yes	Please keep us home owner in mind we have work hard to owner our homes
Yes	This is an excellent change that would limit development along a rural corridor. Please no more apartment complexes.

	LU-20-0014: Parcel near the NW side of the Croaker PCWG Member recommended: From LD Residential/Mixed Use to LD Residential. Y = 29 (55%); N = 17 (32%); M = 7 (13%)
Support	Comments
Yes	This proposal is in keeping with rural preservation.
No	Can't imagine anyone wanting to live next to a quarry - too industrial
No	I'm not opposed to the combo designation with mixed use the parcel has now.
No	Leave as low density residential/mixed use. (Luck Stone is nearby)
No	Leave it to be farmed.
No	needs to stay mixed use. residential would not match with the surrounding industrial
No	Residential development in this area would create additional tensions on the commercial function of the adjacent properties.
No	That side of the road already has Luck Stone and Charley's old place. Lots of trucks turning off and onto Richmond Road. Home, even low density, increases traffic in that area.
No	The community needs the benefits of the mix-use development this parcel can deliver.
No	This land is potentially beneficial for the further economic development of a community along a corridor that is designated for this type of development. This change strips value from private land owners and does nothing for local residents.
Maybe	Low density, if any development. Traffic on Route 60 is problematic.
Maybe	No visible map photo/image
Maybe	Ok with low density residential

	LU-20-0015: Parcels between Westport Subdivision and Centerville PCWG Member recommended: From LD Residential to Rural Lands/Outside PSA. Y = 42 (81%); N = 9 (17%); M = 1 (2%)
Support	Comments
Yes	additional building in this area would significantly impact current roads, infrastructure and environment along with shifting the character of this area of the county
Yes	Highly support. The change would make those parcels equivalent to rest of Westport, as originally planned when Westport was developed.
Yes	I support this change in order to help preserve our rural character and curtail growth.
Yes	Keep as rural thus giving residents of Westport a visual and sound buffer from Centerville traffic.
Yes	Minimize housing development and density opportunities.
Yes	Permanent conservation
Yes	should be kept open for nature and environment
Yes	Strongly agree with rural lands outside PSA designation

	LU-20-0015: Parcels between Westport Subdivision and Centerville PCWG Member recommended: From LD Residential to Rural Lands/Outside PSA. Y = 42 (81%); N = 9 (17%); M = 1 (2%)
Support	Comments
<i>Yes</i>	strongly support this change to preserve rural character
<i>Yes</i>	The area along Centerville Road where this parcel is located is mostly rural. The proposed change would help maintain the esthetics of the area and keep a portion of JCC rural.
<i>Yes</i>	to protect the land
<i>Yes</i>	We need more open and natural space, NOT more development! So, yes, please allow open space to be designated for the conservancy parcels here.
<i>No</i>	Again, this seems in direct response to a recent development case. It does not seem appropriate for the County to initiate a down-density LU change on private land. Unfortunately, this line was drawn. The line should include the rest of the parcel
<i>No</i>	Leave as low density. Ford's Colony is nearby with that huge neighborhood.
<i>No</i>	There is no need for housing in this area and the roads are already too crowded and the schools are already over capacity. This is NOT needed.
<i>No</i>	This parcel fits in perfectly with surrounding properties as low density residential. It should have been rezoned several years ago, as the development proposed was reasonably scaled. Its current designation is appropriate.
<i>Maybe</i>	If rural means no development then I'd approve the change

	LU-20-0016: Croaker Interchange PCWG Member recommended: From Mixed Use to Community Character Conservation, Open Space or Recreation. Y = 28 (62%); N = 12 (27%); M = 5 (11%)
	Comments
<i>Yes</i>	Building on the barrier of dedicated open space then providing a PSA area North makes sense in the county vision.
<i>Yes</i>	Given that this interchange is near the upper county where we want to preserve RLs and their proximity to the Kiskiak golf Course, I support retaining thesee parcels as conservation easements.
<i>Yes</i>	I agree that open space would be an appropriate designation for the conservancy parcels. We need more open and natural space, NOT more development!!!
<i>Yes</i>	if it protects land and reduces building and growth, I support it
<i>Yes</i>	Please give consideration to property owners value we have work hard to own our homes. Low density would be best use
<i>Yes</i>	We need more open and natural space, NOT more development!! So please do allow open space to be designated for the conservancy parcels here.

	LU-20-0016: Croaker Interchange PCWG Member recommended: From Mixed Use to Community Character Conservation, Open Space or Recreation. Y = 28 (62%); N = 12 (27%); M = 5 (11%)
	Comments
<i>No</i>	Conservation so near this 4 leaf cloverleaf interstate highway location is a poor land use. Conservation value is minimal in this location.
<i>No</i>	Interstate interchanges should be developed for services to bring tax revenue into the county.
<i>No</i>	Mixed use is appropriate land use. Conservation easements don't seem warranted
<i>No</i>	Too many residential designations for that area. Would need to increase the amount of green space and conservation land and recreational space before it's acceptable. Roadways and services would buckle under substantial demand as proposed.
<i>Maybe</i>	Prefer as much low residential / recreation / open space as possible
<i>Maybe</i>	What does the owner of the property want to do?

	LU-20-0017: Parcels Across from WindsorMeade Marketplace PCWG Member recommended: From Neighborhood Commercial to Community Character Conservation, Open Space or Recreation or LD Residential. Y = 40 (71%); N = 13 (23%); M = 3 (5%)
Support	Comments
<i>Yes</i>	!
<i>Yes</i>	any additional development in this area would absolutely over-run an already extremely congested area and negatively impact all
<i>Yes</i>	don't put anything there. leave the space green
<i>Yes</i>	Given how events and decisions have evolved, this parcel is not actually suitable for commercial development and certainly is not needed for that use in this corridor.
<i>No</i>	Current land use appears appropriate
<i>No</i>	I think this parcel would be better for higher density use. Maybe higher density residential with access from Ironbound? Close to stores and bus routes so very practical location!
<i>No</i>	Perfect place for original designation.
<i>No</i>	The whole area is already commercial. Why not one more strip mall.
<i>No</i>	There is approximately 3.3 acres comprised of 4 lots in the area. It is the only property from Monticello Ave and News Road for 2.2 miles that has not already been rezoned and developed to commercial.
<i>No</i>	This area is overly burdened with existing traffic. Monticello Avenue cannot handle another commercial property which will require additional light cycles, backing up through 199 interchange. Not consistent with the "Rural Character".

	LU-20-0017: Parcels Across from WindsorMeade Marketplace PCWG Member recommended: From Neighborhood Commercial to Community Character Conservation, Open Space or Recreation or LD Residential. Y = 40 (71%); N = 13 (23%); M = 3 (5%)
Support	Comments
No	This intersection is already too crowded and the building in this area will only make it worse. We already have empty businesses in the area don't need more new construction. Use what is already empty.
No	This is already a severely congested area with frequent car accidents. More cars to the area will bring more congestion and accidents. It's ok to keep some green space left in our town.
No	This should be maintained as rural residential. Splitting the current parcels further down would encourage encroachment on the success of the WindsorMarketplace. Why build smaller when low density residential/rural designation is fitting.
No	Too much congestion as is.
Maybe	The traffic flow in this area is crazy! There is a need for a comprehensive study to improve the access on and off Monticellow, before making changes.

	LU-20-0018: Parcel NE of Forge Rd and Richmond Rd Intersection Scenario B difference: From LD Residential to Rural Lands/Outside PSA. Y = 44 (40%); N = 59 (54%); M = 6 (6%)
Support	Comments
Yes	Freinds of Forge Road and Toano have lavored for 16 years to preserve the histoirc and agri-tourism potential of this area. Return to RL will support this vision.
Yes	I applaud the County's proposal to move this and other parcels outside the PSA. Preservation of the County's rural character is an extremely important and laudable objective. Thank you very much for your work in this regard.
Yes	I strongly support this change to preserve rural character
Yes	I support the change of this parcel to "Rural Lands outside the PSA". We're already experiencing more growth on Forge Rd. This property is for sale & I hope it doesn't get developed, not even into only 9 lots.
Yes	In keeping with all that is going on near this parcel, ie., the revitalization of Toano, Low Density Residential appears to be a good fit for this parcel. A sense of community is the aim of the Toano initiative. Low density housing of provides that.
Yes	Keeping this piece of land outside the PSA is a good idea.
Yes	There is water and sewer there. If you change this it will lower the value of the property.
Yes	This proposal would support the objective of rural preservation.
Yes	We support the change for this parcel to "Rural Lands outside the PSA". Wvedo not want this land to be developed, but rather prefer it to be in continuity with the Rural character or Forge Road. We don't want to lose the beauty of the area we live in.

	LU-20-0018: Parcel NE of Forge Rd and Richmond Rd Intersection Scenario B difference: From LD Residential to Rural Lands/Outside PSA. Y = 44 (40%); N = 59 (54%); M = 6 (6%)
Support	Comments
Yes	We're already experiencing more recent growth on Forge Rd. This property is for sale & I hope it doesn't get developed, not even into only 9 lots. We want to preserve its rural character.
No	As the daughter of a long time landowner of this property, I do not agree with possible future removal of this 56 acre parcel from the PSA
No	As the economy gets weaker, the county must encourage opportunities for the local community to grow.
No	By doing this, the county is saying that they don't want Toano to grow with modern designed housing. I want my home town to grow and not continue its downward slide.
No	Changing the designation of this parcel from "low density" to "rural" is unfair to the property owners and contrary to the government's mandate to preserve the best interest of its citizens. The county already has appropriate zoning regulation.
No	Current designation is appropriate. Close to fire, police, water, sewer, part of Toano village. Meets all PSA criterion. This tract supports Toano surviving and potentially thriving.
No	Do not change the Zoning for this parcel of land.
No	Do not remove this plot from the PSA
No	Folks like the Friends of Forge Road all have their McMansions and don't give a rip about the health of Toano. this property is needed for houses that will feed the businesses in Toano. It should be developed.
No	Generational land development should be the right of the land-owner within the current policies. Yes keep PSA
No	High density would be a better fit in keeping with the revitalization of Toano
No	i disagree with the change to green made on this area.
No	I do not think you should change this to rural. It will devastate the owners who need to sell this parcel. Covid 19 has crushed them. No one will buy this land if you change it to Rural.
No	I don't agree with taking someone's land and not paying fair market price.
No	I don't think that this was done fairly. The owner of the property should have the right to sell this property as it is. Changing it is unfair to the owner.
No	I feel yet again this is an attempt of our local Government to allow some land owners to do what they wish while keeping some from using their property if they are not in alignment with the Government.
No	I hope God makes you all pay for stealing this land. This is wrong and you all know it. You all should pay fair market value for this land . You all should be ashamed of yourself.

	LU-20-0018: Parcel NE of Forge Rd and Richmond Rd Intersection Scenario B difference: From LD Residential to Rural Lands/Outside PSA. Y = 44 (40%); N = 59 (54%); M = 6 (6%)
Support	Comments
No	I know we are headed to a socialist government because of our leaders but this is going to far We should not take this land that someone has paid for and paid taxes on for many years. Not to mention not paying them fair market value for what's theirs.
No	It isn't the county's place to decide what someone can do with their private property. Allow this land to be used for whatever the actual owner wants. Thanks
No	Keep farm land farm land, no housing
No	Land-owners should be able to retain control of their land and develop within current guidelines.
No	Let the record show that this would be considered discrimination since the County is NOT applying the rules to other landowners in the PSA. Not to mention the landowner should be entitled and compensated for the full asking price of the parcel.
No	No
No	Outside PSA development not warranted; connected wooded ecosystem
No	part of Toano town, needs to be considered for cluster development to support Toano village, will provide foot traffic for new Toano crosswalk, and bike traffic for expanded bike path
No	Please keep zoning as is because it will support the Toano revitalization project, mixed use would be the best use for this property.
No	Proposed Land Use is by the county not the land owners --unfair.
No	Residents should be able to sell their property as they see fit with encroachment of state or government trying to change designation without consulting residents first.
No	Retain the existing land use designation of low density residential or a higher use. Keep in the PSA.
No	So much Rural land is being used up...this needs to remain as is
No	The County should provide compensation if they remove land from the Primary Service Area.
No	The current zoning for the area in question has served this county well. It would be an injustice to alter it.
No	The land is near Richmond Rd. Houses are near the land already. Fire station is there. Leave as low density. Let the land owners make the choice.
No	The landowner should decide how best to use their own land. Basic right especially should be applicable in the JCC where individual rights were born and practiced.
No	The plan is an unconscionable grab by the County.
No	The proposal seems totally contrary to what ANY homeowner of the County would want imposed upon them, and certainly seems very unethical, especially when an offer to buy was made earlier, and now attempting to take personal Real Estate by eminent domain

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	LU-20-0018: Parcel NE of Forge Rd and Richmond Rd Intersection Scenario B difference: From LD Residential to Rural Lands/Outside PSA. Y = 44 (40%); N = 59 (54%); M = 6 (6%)
Support	Comments
No	The Treasurer of the Friends of Forge Road should vote to develop his own community!
No	This action would lower the resale value of this property.
No	This is not in vision with the county, and negatively affects landowners, and the value of their property.
No	This is one of the few properties that can support the economic development of Toano. Further, this is NOT currently designated as rural lands. To change the designation violate the county's desire to "preserve" rural lands by arbitrarily adding them.
No	This land is not Rural. It is good for developing the community. It is designated for low-density housing and should be permitted to be developed.
No	This needs to be in line with the adjoining property and not split out as rural. Low density makes sense here. It is still providing open space with minimal impact of housing, which is currently along that stretch of Forge Road.
No	This parcel is integral to the revitalization of Toano. the development of this parcel will allow citizens to live within walking distance of the village of Toano which will be crucial to the success of the revitalization.
No	this parcel is not designated rural lands and sits adjacent to 20 acre parcel that has a \$500k enterprise zone grant. It makes no sense for the authorities to strip away the rights from a parcel that ensures the success of economic development near Toano
No	This property is currently in the PSA and should remain in the PSA as the only realistic option for high quality residential development to support the Revitalization of Toano by positively providing population patrons for the businesses in the Village.
No	This property should remain Low Density Residential in the PSA
No	this should be developed into a community of Toano character to support the revitalization of Toano's historic district
Maybe	Couldn't find definition of low density for this parcel. If definition is single family with 1 acre minimum lots and common "green" gathering areas, then okay with rural setting and development.
Maybe	The landowner should be the one making the decision regarding the usage of the land. Should the county want this land for other purposes, they should provide a fair compensation to the owner on par with what a private purchaser would offer.
Maybe	This landowner is depending on income from the sale of these parcels of land.
Maybe	This property is private and should be kept that way unless you want to pay for it!!

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	LU-20-0019: Anderson Corner Parcels adjacent to existing Mixed Use/ Economic Opportunity Scenario B difference: LD Residential/GI to Mixed Use. Y = 19 (35%); N = 26 (48%); M = 9 (17%)
Support	Comments
<i>Yes</i>	I would prefered low density more
<i>Yes</i>	Similar to adjacent land use. Low value to ecosystem
<i>Yes</i>	Use for grocery/commerical use for complete neighborhood servicing White Hall and local communities with local amenities right outside their neighborhood. Set guidelines that require it have a luxury, but small town or village feel building ordinances.
<i>No</i>	Absolutely not. I moved here to get away from the businesses.
<i>No</i>	further proof of the county's attempt to destroy what little agricultural land still remains. strongly oppose!
<i>No</i>	I strongly oppose this change to preserve rural character
<i>No</i>	I think this should not be changed to Mixed Use because it will bring even more population to the area and more traffic and congestion on Rt 60.
<i>No</i>	If this is changed to Mixed Use it will bring even more population to the area and more traffic and congestion on Rt 60. It's already got too much!
<i>No</i>	Prefer stay as agriculture
<i>No</i>	The development around neighborhoods like this will cause more traffic, crime and more opportunity for traffic in the neighborhood making it a more dangerous place to live.
<i>No</i>	This area should be kept rural to support and maintain the reason people have made the choice to move to this side of town, the areas that surround a neighborhood are the reason people live there.
<i>No</i>	This proposal would encourage more dense construction on lands that are currently rural. Rather than encouraging overbuilt sprawl, the County should prioritize rural preservation and steer construction to areas that are already built up and underused.
<i>No</i>	This was completely discussed when the original designation was given.
<i>Maybe</i>	I would prefer to see some of these parcels remain in zoning A-1. If we are to preserve the community character corridor from AC thru Toano, I would prefer the LU revert to RL outside of PSA.
<i>Maybe</i>	If brought new job opportunities to area and housing for the workers in this area, then okay. If just 1 or 2 small businesses and lots of small overpriced apartments, then NO!
<i>Maybe</i>	We need Commercial building out here, grocery store! Restaurants, anything but more homes! Have you ever been to the only grocery store near by? The food lion at any point in the day will take for ever to get in and out of, maybe attract a Kroger here

	LU-20-0020: Parcels adjacent to Colonial Heritage on Richmond Rd Scenario B difference: Community Commercial to Mixed Use. Y = 24 (56%); N = 10 (23%); M = 9 (21%)
Support	Comments
<i>Yes</i>	Development of mixed use should be concentrated southeast of the Richmond Road and Croaker Interchange. I agree.
<i>Yes</i>	Keeping family orientated
<i>No</i>	I think this should not be changed to Mixed Use because it will bring even more population to the area and more traffic and congestion on Rt 60.
<i>No</i>	Our open space & farmland is disappearing in Upper JCC. Please preserve it!!
<i>No</i>	These are already mostly developed and fine as is. Let's leave them as community commercial.
<i>Maybe</i>	I don't know. What is meant by "mixed use"?
<i>Maybe</i>	No apartments
<i>Maybe</i>	Not enough information on what mixed use would be acceptable.

	LU-20-0021: Parcel adjacent to Longhill Rd and Centerville near Warhill Sports Complex Scenario B difference: LD Residential to MD Residential. Y = 14 (22%); N = 46 (71%); M = 5 (8%)
Support	Comments
<i>No</i>	Adding a medium to high density residential area, in this part of the county, will stress the roads, schools, emergency services, and municipal services. Too many people will drag our current situation down. Think of simple mail delivery ..it's stressed.
<i>No</i>	Choosing to make this moderate to high density will ruin the natural beauty of this area of the county and greatly increase the traffic and congestion in the area.
<i>No</i>	Definitely do not want these parcels to become high density residential.
<i>No</i>	Definitely not. We should not be switching from low density to med/high density anywhere in the county unless it is ALL affordable housing (not just the token "affordable" housing developers often throw in)
<i>No</i>	Good Lord - designating this as high density would be an absolute travesty and mistake adding substantially to an already high density area - how on earth would the current county infrastructure even begin to address this!?
<i>No</i>	High value ecosystem; no change warranted
<i>No</i>	keep it low density
<i>No</i>	Keep this land as is. the WISC is a great asset and clogging the roads and taking away the woodland and marsh will only hurt.
<i>No</i>	Leave as agriculture / low density residential
<i>No</i>	Leave as Low Density

	LU-20-0021: Parcel adjacent to Longhill Rd and Centerville near Warhill Sports Complex Scenario B difference: LD Residential to MD Residential. Y = 14 (22%); N = 46 (71%); M = 5 (8%)
Support	Comments
No	Maintain Low density
No	No more building!!!
No	NO!! We already have TOO MUCH GROWTH in JCC!!!
No	Please keep as is for low density/agriculture. This is a marvelous area for JCC Sports interests.
No	rural low to moderate density residential
No	should be kept open for nature and environment
No	stop the development before we become a large city with large city problems and ruin the area in so many ways (traffic, crime, etc.)
No	the amount of traffic on long hill rd, and the WISC intersection are over-loaded already, we don't need high density housing there.
No	The county is losing it's opportunity to keep some of it's rural pockets, and this area should be maintained to provide for variation to provide the rural complexity amongst the residential R8/R4 packed housing proposals & offerings already in place/plan
No	There is already too much congestion in this area
No	There's already too much growth in Upper JCC!! Please stop the growth. There are other ways to improve the county.
No	This area suffers from traffic and over development already. The last thing we need is high density housing here.
No	This land use designation will lead to medium to high density residential development, which in turn will lead to a tremendous impact on the road system and the demand for public services.
No	This not consistent with the parcel down the street at Westport # 15. Both parcel are currently LDR, the proposal is to downgrade one and upgrade the other. Not equal treatment to landowners.
No	traffic concerns
No	Will cause a congested area with too much traffic
No	You can't even handle the traffic now! No more on this road!
Maybe	I agree to the proposed changes but only on the basis that it does not interfere with the nature trail/walking path located around the sports complex
Maybe	Maintain green space.
Maybe	This seems like its in the middle of nowhere for higher density housing. Not in walking distance to anything.
Maybe	Water quality impacts from development should be the most important concern here.

	LU-20-0022: Parcels on Olde Towne Rd approximately across from The Colonies at Williamsburg Scenario B difference: LD Residential to MD Residential. Y = 15 (29%); N = 30 (58%); M = 7 (13%)
Support	Comments
Yes	If another neighborhood is built, I don't know how they will get out onto Olde Towne Rd.
Yes	It seems to increase housing density, which is important for adding housing to JCC.
Yes	Within PSA; low value ecologically; similar land use
No	Development of moderate to high density residential on this large piece of land, across from the Colonies of Williamsburg, will put a tremendous strain on traffic on Old Towne Road, as well as on the delivery of County Services.
No	enough development; stop now before we become a large city with large city problems and ruin the area in so many ways (traffic, crime, etc.)
No	Infrastructure cannot support this.
No	Low density residential
No	low to moderate density
No	No more building!!
No	No more on this road!
No	NO!! We already have TOO MUCH GROWTH in JCC!!!
No	Olde Towne Road cannot support high density residential, especially not at that curve. I might be able to get on board with medium residential.
No	We definitely don't need or want any moderate/high density developments in Upper JCC!! People are attracted to our open space & rural character. Please preserve it!!
Maybe	Definitely not. We should not be switching from low density to med/high density anywhere in the county unless it is ALL affordable housing (not just the token "affordable" housing developers often throw in)
Maybe	It's relatively close to a grocery store on Richmond Rd and bus routes, so not the worst place for higher density housing
Maybe	Only if Olde Towne Rd can handle the traffic. If not, solve the traffic problem prior to development.
Maybe	Undeveloped buffer along Rt 199 is highest priority here
Maybe	With walking and biking connectors to the commercial areas on Richmond Road, and to Lafayette HS, this makes sense for affordable housing!

	LU-20-0023: Parcel on News Rd Scenario B difference: LD residential to MD Residential. Y = 13 (13%); N = 83 (82%); M = 5 (5%)
Support	Comments
Yes	As this would add additional vehicles onto News Road, a builders proffering should be added and road should be amended to ensure entry/exit to such homes are taken into consideration and land used for housing should be used for those exit/entry areas.
Yes	This would enable valuable higher-density housing to the area and provide for significant economic benefits for the community by enabling a more diverse populace.
No	Against this proposal. Extensive study and mitigation for shifting to mid-high density with all the water issues already in this area is needed.
No	Allowing further residential development of this parcel would completely change the character of ALL of News Road and substantially impact a large section of Centerville Road. The parcel should be allowed only minimal residential development.
No	Anything above the existing low density for residential would be too much, further exasterbating the traffic along the Monticello corridor.
No	appropriate low density residential would be supportable by existing roads. Less impact on fire and police.
No	Are you trying to become like Newport News? NO, we do not need more high density residential areas, please!
No	Concerns over density in the current area as well as envitomental on the water/low land.
No	Current density level is appropriate.
No	High value ecologically outside PSA
No	Housing is already full land use
No	I am AGAINST this proposal. News Road is already over crowded with narrow road and too much traffic and floods. This would make traffic even worse and dangerous.
No	I believe high density is too much for this area
No	I do not believe that more high density housing is needed or should be allowed in this area. Low density housing or no development at all would be preferred.
No	I strongly oppose this change to preserve rural character. Also, this focus of this area should be protecting water quality in Powhatan Creek. This would make an excellent open space parcel.
No	If parcel is in PSA, changing land use to high density will cause strain on services and also create traffic nightmare for people who use that narrow two lane corridor. Monticello Avenue is already burdened beyond capacity. No increase to high density.y
No	If the developments keep up, we will lose our special character and become like another Newport News. Let's preserve our land & character!
No	Increasing the density of the residents on this parcel has several implications: Traffic, environmental stress for storm water drainage, soil erosion into the Powhatan Creek ecosystem, destruction of remaining habitats for birds and other wildlife.

	LU-20-0023: Parcel on News Rd Scenario B difference: LD residential to MD Residential. Y = 13 (13%); N = 83 (82%); M = 5 (5%)
Support	Comments
No	is the high density due to a potential developer wanting to build an retirement home or continuing care community?
No	JCC already has huge developer issues (Monticello Woods & The Settlement at Powhattan) that are taking years to address and not finished, any new developer in this area can not be trusted to develop properly correctly with all the infrastructure.
No	Keep as low density
No	Keep low density residential
No	Keep these wetlands natural. The schools in this area are already overcrowded. Monticello Ave already has more traffic than it can handle. Another large housing community is not needed in this area.
No	Larger single family lots as currently zoned is preferred
No	Maintain Low density
No	my concern here is environmental impact and safety of additional traffic on a very narrow, already busy road
No	News Rd can not handle any more med/high density developmentDefinitely not. We should not be switching from low density to med/high density anywhere in the county unless it is ALL affordable housin
No	News Road is one of the last of the lovely tree lined country style roads we have in Williamsburg. This area is still a relatively quiet, peaceful, safe part of JCC for both humans and wildlife, I implore you to keep it that way, no more development pls
No	News Road is over traveled for the existing roadway. Residential areas entrances can currently be bound up by traffic for 10-15 minutes. If there is no other point of egress for the property, News Road traffic study should be done prior to cosideratio
No	NO MORE HOUSING!!!! Keep it as is. Williamsburg is overbuilt !!!!! Tooooo much traffic on news road as it it
No	Not in keeping with the area. Too much development and too much traffic
No	One last comment: affirming the stress this developement would place on the access roads and close out some of the last wild habitats in this part of the county.
No	One of the pleasures of living in James City County is the open, undeveloped space. Water flow and soil conservation in this parcel should be studied carefully. Developers cannot continue to short the community with flooding & poor soil conservation.
No	Only access is along News Rd which has limited bus service. Also too far to walk to shopping areas on Monticello. So doesn't seem like a very good area for anything with more than moderately higher density.
No	Please reconsider/remove this application. My family and I have lived in Monticello Woods for 15 years. A new development on this parcel will no doubt have an impact on drainage, traffic, and also decrease the amount of land for wildlife.

	LU-20-0023: Parcel on News Rd Scenario B difference: LD residential to MD Residential. Y = 13 (13%); N = 83 (82%); M = 5 (5%)
Support	Comments
No	should be kept open for nature
No	should be kept open for nature and environment
No	Should be maintained with current designation R4 Planned Community (low density residential)
No	stop the development before we become a large city with large city problems and ruin the area in so many ways (traffic, crime, etc.)
No	the amount of traffic on monticello and news road should be an immediate "no" on this project.
No	The proposed density for this parcel is out of character for the surrounding neighborhoods. Additionally, News Rd is narrow, winding and prone to flooding. Lastly, there are significant wetlands on two sides of this parcel.
No	The proposed density is way too high for that property.
No	The schools in this area are already at capacity and shifting to mid-high density would make them even worse so would require new schools to be built and cost lots of money and increase taxes. I am against it!
No	The traffic on News Road is significant and has been increasing over the years as more homes are built. Adding multi-family units in that section of News will create greater traffic, more accidents, and more noise for the neighboring communities.
No	There is already too much congestion in this area
No	There is enough housing and traffic in this area already. The roads are busy enough in this area and the schools are already at capacity and more homes in this area will only make everything worse.
No	This area should remain undeveloped! It's home to so much wildlife and enriches the beauty and biodiversity of the area!!
No	This change would really negatively impact this fringe rural area and create an open gate for future development along News and Centerville Roads.
No	This is a rezoning attempt without anything in detail about the underlying project that somebody has in mind. There are no nearby high density residential areas.
No	This is not Newport News! Don't ruin our rural city!
No	This parcel is in an ecologically sensitive area surrounded on 2 sides by Powhatan Creek wetlands and the proposal change to mid-high density would make a water runoff and control situation worse than it is today.
No	This parcel should be kept UNDEVELOPED to PROTECT POWHATAN CREEK. This is the WORST possible place for dense development.
No	This property will be using News Road as its main entrance and exit. News Road has several areas where the road can't be widened, it would end up requiring traffic lights to many community entrances and would disrupt the wildlife in this area .

	LU-20-0023: Parcel on News Rd Scenario B difference: LD residential to MD Residential. Y = 13 (13%); N = 83 (82%); M = 5 (5%)
Support	Comments
No	This will directly impact the traffic on news road and the current natural wild space in the area.
No	too much traffic
No	Traffic concerns.
No	Traffic hasn't been addressed
No	Traffic on Monticello is already bad enough.
No	We need a traffic study first. High density is not appropriate for that parcel.
No	We never got to say much about the old 2007 proposal, even though even though it adjoins our subdivision (Monticello Woods). If the current Master plan is Low Density Residential. A 60 foot maximum height limits is very inappropriate for this parcel.
No	What is the purpose? It will totally destroy the look and feel of our neighborhood. This area was meant for low density. Do a road impact study first! If this is for a continuing care facility, this will be 4 or 5 in a 5 mile radius.
No	Would have too much of a negative impact on traffic along News Road. Maintain low density designation.
Maybe	If this is only residential and not high rise senior living
Maybe	If this were used for a continuous care facility, most of Ford's Colony would support. I would not support high density apartments or condominiums.
Maybe	Infrastructure too rural for all this increased traffic
Maybe	Traffic needs to be studied for this area prior to any plans and development. News road is one lane each way and cars pull out from neighborhoods and side roads into news road traffic all the time.
Maybe	You need multiple access points to News Road. Having opposed traffic to the Firestone Gate of Fords Colony is too concentrated and unsafe with the blind curve southbound on News Rd. Keep a healthy green belt between the development and News Rd.

	LU-20-0024: Parcels across from Recreation Center on Longhill Rd Scenario B difference: LD Residential to MD Residential. Y = 17 (31%); N = 35 (65%); M = 2 (4%)
Support	Comments
Yes	Important to increase housing density.
Yes	this seems well suited for additional affordable housing as connected to existing resources and adequate road structure for more traffic

	LU-20-0024: Parcels across from Recreation Center on Longhill Rd Scenario B difference: LD Residential to MD Residential. Y = 17 (31%); N = 35 (65%); M = 2 (4%)
Support	Comments
Yes	This would make sense as low residential, compromising of no less than 1/2 acre lot sizes. This provides the needed addition of residential relief closer into the downtown area without overpopulation via high residential 'packing'.
No	I strongly endorse the comments in opposition to this change by my neighbor Reed Nester, 212 John Pinckney Lane, that were submitted by email to Thomas Wysong on February 19, 2021. John Watson, 210 John Pinckney Lane.
No	increased traffic
No	Keep as low density residential
No	Land use change not warranted based on surrounding land use
No	Leave as Low Density
No	Not enough infrastructure to support more housing.
No	should be kept open for nature and environment
No	Stop building !!!
No	stop the development before we become a large city with large city problems and ruin the area in so many ways (traffic, crime, etc.)
No	There are already apartments across from here as well as lots of residential areas. Please keep this low density residential. This is too much growth. We are already overloading our area, creating a need for more emergency services and schools.
No	There are already apartments across from here as well as lots of residential areas. Please keep this low density residential. We are already overloading our area causing more problems with not enough emergency services and crowded schools.
No	There is already too much congestion in this area
No	There is too much development in that area already! This county seems hell-bent on creating suburban sprawl with congested roads like in Fairfax county where I left as it was impossible to drive there!
No	This is already a high density area and should not have more in this area.
No	This proposed land use change will have a significant impact on traffic along Longhill Road, will promote cut-through traffic on the narrow road through the Recreation Center, and will significantly increase the demand for county services.
No	This will adversely impact the low-density neighborhoods of Skipwith Farms and Piney Creek in Williamsburg. The existing Low Density Land Use designation is the most appropriate land use for this property. Additional comments submitted by email.
No	Too crowded in this area.
No	We should not be switching from low density to med/high density anywhere in the county unless it is ALL affordable housing

	LU-20-0025: Lake Powell Rd Parcel Scenario B difference: LD Residential to MD Residential. Y = 12 (18%); N = 50 (76%); M = 4 (6%)
Support	Comments
Yes	This development appears to be well thought-out, with long-term considerations, and proper land development. This is the type of new development that should be encouraged, since it includes a community focus and multiple amenities, not just more condos
No	There are several reasons this property shouldn't be able to be rezone for built on. Lake Powell rd can not handle the increase in traffic and the current water and sewer main lines can not handle the extra homes. This is just a few reasons.
No	Again, we have too much growth in JCC. Slow it down, please!!! This is a somewhat rural area. Please keep it that way .
No	Current designation is appropriate for this location.
No	Current land use consistent with surrounding area; no high value ecosystem
No	high density housing in this area of the county is not supported by current infrastructure and would significantly negatively impact the character of this part of the county
No	I get sick at the thought of adding more daily cars to travel on lake powell rd. It's already overcrowded. I have grown up playing in the woods off Waltrip lane, there's SO MANY wildlife this would kill it's not even funny!My grandparents are buried there
No	I own the property at 154 Waltrip LN. I purchased this lang in 2019 for a retirement home after my military career. It has taken toll on traffic and the quality of life once it was enjoyed in Williamsburg thanks to irresponsible development.
No	I strongly oppose this change to preserve rural character and the adjacent agricultural area
No	I think the change to zoning will enable subsequent development that will lead to excessive traffic on Lake Powell Road
No	I think the zoning change would enable housing development that would cause an excessive amount of traffic on Lake Powell Road. Both the construction traffic and the subsequent new residence traffic.
No	I think this a very bad idea ! James City County needs to keep this as is. Lake Powell rd can not handle the extra on an already very narrow road and not to mention it is only one way in and one way out.
No	Infrastructure cannot support. The neighboring communities are staunchly against this.
No	Keep as low density residential
No	Lake Powell is a small, quiet road that can not handle any more build up or traffic. Keep this part of James City County quiet and peaceful!!
No	Lake Powell Road already has several high density residential areas. I would prefer there weren't anymore to keep the rural character of some places of the road.

	LU-20-0025: Lake Powell Rd Parcel Scenario B difference: LD Residential to MD Residential. Y = 12 (18%); N = 50 (76%); M = 4 (6%)
Support	Comments
No	Lake Powell Road is a very small country road. It can't handle high traffic which will certainly happen if this land use is changed. Please don't turn Williamsburg into another Newport News
No	Lake powell road not handle the traffic. Preparing the land will be destructive to surrounding land owners.
No	Moderate to High Density housing would be out of character with the area. It would look off and add increased traffic to an area that is already a bit too crowded.
No	No more development of Lake Powell. Williamsburg traffic is already out of control and preservation of the green areas of Lake Powell area is a must. In addition, the road is already unsafe for pedestrians, increasing traffic will be very dangerous.
No	No this would completely alter the nature of this area. Approval of this change would be proof of JCC utter resolve to destroy all vestiges of rural life in the area. Stop trying to turn us into NN!
No	only one egress for an already large number of housing units, converting this to high density would require non-trivial road improvements.
No	Proximity to airport and current level of access is already over taxed
No	Roads are *not* made for moderate/high density residential.
No	should be kept open for nature and environment
No	stop the development before we become a large city with large city problems and ruin the area in so many ways (traffic, crime, etc.)
No	The surrounding land will flood worse than it does now if they build this property up. Road can handle more traffic. Listen to the community NOT the developers!! We don't want JCC to look like Newport News!!
No	the vision in its original form makes sense for the area. This new application represents a danger to current residents as there is only one way in and one way out for the residents. increase in traffic, the change to landscape is not good for the area
No	This area should be kept very low density/conservation to protect and enhance the adjacent active agriculture and conservation lands.
No	This is a somewhat rural area. Please keep it that way by NOT changing it to moderate/high density housing.
No	This road can not handle more traffic!! The Winery stated in a letter to the residents they were putting grapes there. Sounds FRAUDULENT to me! Plus the Winery already has property on Conservancy listed for condos... build there.
No	This road cannot handle more development and We should not be switching from low density to med/high density anywhere in the county unless it is ALL affordable housing
No	Too much wildlife calls this land home to develop it. LP is not large enough & as a 1way in&out adding more homes is not smart.

	LU-20-0025: Lake Powell Rd Parcel Scenario B difference: LD Residential to MD Residential. Y = 12 (18%); N = 50 (76%); M = 4 (6%)
Support	Comments
No	Traffic access for this area is already difficult and limited. A change of this nature would severely affect the current residents along the corridor and the elementary school on Laurel Lane.




	LU-20-0026: Parcels on Ron Springs Drive Scenario B difference: LD Residential to MD Residential. Y = 14 (29%); N = 27 (56%); M = 7 (15%)
Support	Comments
Yes	Excellent opportunity for affordable housing!
No	continue with low density residential
No	Current designation is appropriate.
No	Current land use consistent with zoning; moderate ecological value
No	Keep zoned as current. High density along with BG will overwhelm infrastructure.
No	NO MORE BUILDING!!! Williamsburg is overbuilt
No	Not a good area for development, isolated no public transit.
No	Please preserve some land in our county and avoid designating this for moderate/high density residential.
No	Please preserve some land in our county and avoid designating this for moderate/high density residential.
No	Road not designed for that much traffic
No	should be kept open for nature and environment
No	stop the development before we become a large city with large city problems and ruin the area in so many ways (traffic, crime, etc.)
No	We do not need to replace all this forest with a dense residential development. Additional traffic would reduce the quality of life for those who already live here. The county should be working to stop this type of land use, not encourage it!
No	We should not be switching from low density to med/high density anywhere in the county unless it is ALL affordable housing
Maybe	Great consideration of the current residents' opinions, along with the Williamsburg/Grove Black community would be necessary before making any significant change to this historic area. Any change would need to be done with their involvement.

	LU-20-0027: Parcels near Colonial Heritage on Richmond Rd Scenario B difference: MU to MD Residential Y = 16 (32%); N = 31 (62%); M = 3 (6%)
	Comments
No	Colonial heritage is already one of the largest neighborhoods in the county (in terms of both acreage and volume) and the new Kelton Station apartments going in just down the road, I feel that this area would be negatively impacted additional housing
No	Current Designation is appropriate
No	Current land use consistent with surrounding area
No	Cut back on high density
No	It is already dense enough
No	Leave as mixed use.
No	Mixed use is already going to create more congestion and population here. Part of the attraction to this area is that it has wide-open spaces and rural character. YOU WILL RUIN that yet another moderate/high density development. Please stop!!
No	moderate density residential
No	Please stop bringing more growth to Upper James City County! We have too much happening already. Part of the draw to this area is that it has wide open spaces and rural character. YOU WILL RUIN that with continued growth!!
No	should be kept open for nature and environment
No	stop the development before we become a large city with large city problems and ruin the area in so many ways (traffic, crime, etc.)
No	Taking away historical aspects of the "rural view" of Williamsburg and Toano remove the tourist essence of the area. It might increase some economic growth but adversely over populate the area. Will more residence impact schools and Jobs? is JCC ready?
No	The current Land Use Designation seems preferable.
No	there is too much residential development in this area already! traffic on rt 60 is getting heavier every year. with development of a large residential area just across the county boundary in York county! Do not allow residential development here!
No	We don't need any more commercial space in that area
No	We don't need more residential in that area.
No	We need food out this way. For go the idea that we need more people!

CHARACTER DESIGN GUIDELINE QUESTIONNAIRE COMMENTS

Neighborhoods

Comments made on various neighborhood development types can be found on the following pages. You can use the legend below to determine the specific type of development.

- Low Density - Predominantly single family detached housing 
- Medium Density - Predominantly row houses, duplexes, and apartments 
- High Density - Predominantly large apartment buildings 

Comment on Modern Suburb	great for a sense of community but lacks privacy
	Parking in the back with access streets are problematic because people always park on the street if they have more than two vehicles. Most garages nowadays are used for storage and developers build a two vehicle driveway.
Comment on Modern Suburb	Looks too much like track homes
Comment on Modern Suburb	all you see are cars
Comment on Modern Suburb	When residents have parties or gatherings with people who don't live in the neighborhood, parking will be an issue. The roads in this picture are too narrow
Comment on Modern Suburb	Looks too crowded
Comment on Modern Suburb	Better spaced out properties.
Comment on Modern Suburb	houses are too large and too close!
Comment on Modern Suburb	These communities tend to have traffic issues. Often many residents per dwelling who need a lot of services.
Comment on Modern Suburb	variety of housing styles but some continuity
Comment on Modern Suburb	This is the way so many modern suburbs are going. It fits for a great number of people who don't care about yards and their upkeep and like a uniform "little boxes" neighborhood. Not for everyone but is not a drain and generally draws people who add more to the community's tax base than they take.
Comment on Modern Suburb	The garage in front screams garage and when the doors are down shuts out the world. Not a friendly, open, welcome.
Comment on Modern Suburb	total destruction of trees which are essential to stopping global warming
Comment on Modern Suburb	Clearcutting removes trees that are essential to reduce global warming
Comment on Modern Suburb	Too cookie cutter
Comment on Modern Suburb	Wide street but sidewalk on only one side. Houses packed together.
Comment on Modern Suburb	Wide street but sidewalk on only one side. Houses packed together. Parking too visible.
Comment on Modern Suburb	looks like northern VA
Comment on Modern Suburb	I don't like shallow setbacks, but at least curved streets help.
Comment on Modern Suburb	Looks too busy and crowded. Better for the urban areas like Hampton and Newport News.
Comment on Modern Suburb	Overall aesthetics are terrible garage is facing the street do not enhance the value of the home
	Most efficient use of land for residential lots. Can follow topography and still allow useful back yards by keeping vehicles in front.
Comment on Modern Suburb	Garages in the front negatively affect the appearance of the rest of the building architecture.
Comment on Modern Suburb	These types of suburbs lack "soul" - communities look cookie cutter and don't age gracefully.
Comment on Modern Suburb	Houses are too big. No sidewalks
Comment on Modern Suburb	lot size too small
Comment on Modern Suburb	Seems less private
Comment on Modern Suburb	Services are expensive,
Comment on Modern Suburb	I don't like front facing garages
	where are the trees? there's barely any setback and the driveways are short which means people will park on the street. it's visually unappealing
Comment on Modern Suburb	Looks too crowded
	Curved streets add a layer of appeal, but I wouldn't want a home close to the road or with a front-facing garage, which means I wouldn't want to see that everywhere either.
Comment on Modern Suburb	The arrangements of these streets sometimes make cycling and walking more difficult, as well as slow police, fire, and utility vehicle access.
	Cookie cutter life, no character or privacy. Probably have an HOA where someone complains about your Christmas lights up last January 1st and you get a happy NY nasty gram
Comment on Modern Suburb	Suburban spread is the #1 cause of congestion.
Comment on Modern Suburb	Too much impervious area
Comment on Modern Suburb	Garages in the front look terrible. i think garages should be on the side or back of homes
Comment on Modern Suburb	Like a little more yard area in single family living.
Comment on Modern Suburb	Although I am not crazy about the look, it will look better as trees and plants grow. Also, my preferred look may not be affordable, so there needs to be a balance.
Comment on Modern Suburb	Trees were clear cut
Comment on Modern Suburb	sidewalks are important, curbs are better than ditches,
Comment on Modern Suburb	I don't like the shallow streets of the parking and garages in front
Comment on Modern Suburb	Too much pavement and garages say the car lives here versus the is a place for people
Comment on Modern Suburb	Looks lovely Le Northern Virginia. lol bed there. Gets worse year after year.
	The design of modern suburbs is functional in terms of neighborhood continuity, ease and speed of construction, and floorplan and design elements that appeal to a variety of homeowners. The lack of sidewalks in some suburbs presents safety considerations for pedestrians and children playing outdoors. Also, unless careful consideration is given to landscape design and conservation, mature trees are often cleared, making the neighborhoods more stark and impacting the environment.
	When well maintained, traditional suburbs have character and charm. However, aging homes need care and upkeep. Older homes are subject to neglect and can drive down property values. Where successful efforts are made to invest in thoughtful revitalization of traditional suburbs, the results can be very attractive to both
Comment on Traditional Suburb	homeowners and visitors to the area.
Comment on Traditional Suburb	Better set backs. More residential.

Comment on Traditional Suburb	Walkable, livable for people ...not designed for cars
Comment on Traditional Suburb	I don't like the shallow setbacks
Comment on Traditional Suburb	"classic" layout, it is ascetically appealing.
Comment on Traditional Suburb	Has adequate yard. Not sure that I need the sidewalk. If a culdesac street am OK walking in street
Comment on Traditional Suburb	parking on side or back is much more pleasing to the eye
Comment on Traditional Suburb	Medium density. Some pervious area. Sidewalk.
Comment on Traditional Suburb	Houses have some character and interesting to loo at and live in.
Comment on Traditional Suburb	This style has character and would fit nicely with williamsburg.
	This idea certainly makes it seem more walkable to me, but gridded streets make me think of cities which is not JCC.
Comment on Traditional Suburb	
Comment on Traditional Suburb	These offer great transportation options (bike, car, walk) and access to city services (fire, police, utility)
Comment on Traditional Suburb	I think we need to cut down on developments and condo/apartments. Our roads & schools can't take more
Comment on Traditional Suburb	houses are varied, further apart.
Comment on Traditional Suburb	Ok
Comment on Traditional Suburb	neater and less room for street clutter
Comment on Traditional Suburb	This type of suburb is walkable and livable, but allows privacy while encouraging neighbor interaction.
Comment on Traditional Suburb	The building's pleasing architecture comes to the fore.
Comment on Traditional Suburb	Wider lots needed to entire side load garages,
Comment on Traditional Suburb	It provides a warmer safer atmosphere and encourages better communication between homeowners
Comment on Traditional Suburb	Looks a bit better than the modern suburban and keeps closer to the Williamsburg look.
Comment on Traditional Suburb	trees, lot green space, houses further apart
Comment on Traditional Suburb	looks more in line with the historic community
Comment on Traditional Suburb	grid street is a fair tradeoff for hidden parking. Sidewalk is good. Like distance between houses.
Comment on Traditional Suburb	Has a role in creating a traditional small town/village feel
	There is much character to these and it is more in line with the traditional appeal of Williamsburg/JCC - it adds to the character and what makes this area what it is without taking away from what exists.
Comment on Traditional Suburb	Looks a little more urban for a small city, i.e. Williamsburg
Comment on Traditional Suburb	Traditional style of housing, houses arnt that big , but people still have there space
Comment on Traditional Suburb	gridded streets also have traffic issues. People use them for shortcuts, there are more accidents involving kids.
	Access streets to the rear of properties create problems. Developers put houses as close together as possible.
Comment on Traditional Suburb	People use garage for storage. Driveway fits two cars. Excess cars end up on street.
Comment on Traditional Suburb	Looks like a real neighborhood but probably can't make this from scratch.
Comment on Traditional Suburb	more quaint in keeping with region
Comment on Traditional Suburb	This looks in keeping with the areas look and feel
Comment on Traditional Suburb	See previous comment about parking and access streets in back.
Comment on Traditional Suburb	has the highest charm/value but are often older homes and higher prices
Comment on Wooded Suburbs	this is ideal but is often too high of a price range for younger homeowners
Comment on Wooded Suburbs	Looks consistent with the natural area
Comment on Wooded Suburbs	This image appears to be safe for children and provides plenty of parking
Comment on Wooded Suburbs	fits the region
Comment on Wooded Suburbs	Lots of trees
	The deep setbacks look more traditional. Whatever is done, developers need to space out homes. All the townhome communities that are cropping up are crowded. Parking is terrible. Overtime they are going to become run down.
Comment on Wooded Suburbs	This helps keep the feel of a rural community, especially in Toano.
Comment on Wooded Suburbs	Like the green space
Comment on Wooded Suburbs	Attractive, trees and space are good for environment. Less strain on traffic.
	This is what so many people strive for and dream of when they move to Williamsburg/JCC. This is the appearance that should continue to be upheld.
Comment on Wooded Suburbs	Shields cars, etc. from public view, conducive to low density
Comment on Wooded Suburbs	This is my favorite in this group. Spread out with green space.
Comment on Wooded Suburbs	wooded settings provide nature at our own reach
Comment on Wooded Suburbs	big lots, greenry
	All the features have an appeal for everyone but may be costly. Lots of nature/buffer. Would prefer to have sidewalks though.
Comment on Wooded Suburbs	
Comment on Wooded Suburbs	Best for the county to maintain its rual/suburban hybrid feeling.
	This takes too much land for each house. Much better to set aside land and put the same number of houses in a smaller area
Comment on Wooded Suburbs	This takes too much land for each house. Much better to set aside land and put the same number of houses in a smaller area.
	A more Relaxed social environment at the cost to provide this atmosphere probably out of reach the majority of citizens
Comment on Wooded Suburbs	I find curved streets somewhat dangerous to drive. The deep setbacks and wooded setting provides a less 'stressful' appearance.
Comment on Wooded Suburbs	

Comment on Wooded Suburbs	Usually found with custom built homes, this type of neighborhood is an ideal "country suburb" - creating community but providing privacy and conserving wooded areas.
Comment on Wooded Suburbs	nice estate look
Comment on Wooded Suburbs	I like the more privacy provided by this layout
Comment on Wooded Suburbs	lots of trees, houses further apart, longer driveways.
Comment on Wooded Suburbs	The mature trees are preserved.
Comment on Wooded Suburbs	Less homes means keeping our rural feel
Comment on Wooded Suburbs	These lovely neighborhoods often cost a lot but are most beautiful
Comment on Wooded Suburbs	This is too rural looking and doesn't have a community feel
Comment on Wooded Suburbs	Appreciate the privacy , opportunity for wildlife to continue to thrive as their habitat is still partially intact
Comment on Wooded Suburbs	Trees help curb global warming
Comment on Wooded Suburbs	Developments like Colonial Heritage are destroying EPA's.
Comment on Wooded Suburbs	Lot of trees
Comment on Wooded Suburbs	awesome look and feel of Old Colonial Williamsburg. More pleasing to the eye and healthy with all the woods
Comment on Wooded Suburbs	also a classic layout, appealing.
Comment on Wooded Suburbs	Nice but most expensive leaving many priced out and uses the most land resources.
Comment on Wooded Suburbs	Trees provide shade, cool the area, provide better air quality, break up visual monotony and are soothing.
Comment on Wooded Suburbs	Aesthetically appealing.
Comment on Wooded Suburbs	I prefer the wooded lots for a more natural setting.
Comment on Wooded Suburbs	This is appropriate in more rural settings
Comment on Wooded Suburbs	These tend to isolate people from each other, don't link sidewalks or trails with other streets or branch arterial roads.
Comment on Wooded Suburbs	Cul de sacs good planning.
Comment on Wooded Suburbs	Preserves the beauty of the natural environment while enhancing property values. Traditional home designs complement the architectural aesthetic of the Williamburg area.
Comment on Wooded Suburbs	Too large a footprint and more given the character-bereft McMansions
Comment on Duplexes	High ratings near colleges or work centers but no where else
Comment on Duplexes	adds to congestion
Comment on Duplexes	Not bad looking but these are most city type structures.
Comment on Duplexes	More people and vehicles end up in these types of communities than they are designed for. They're too close together.
Comment on Duplexes	I'd rather see these in WBurg, not in JCC.
Comment on Duplexes	Have an appearance of a house/home rather than condo unit
Comment on Duplexes	To "big city" looking
Comment on Duplexes	Too city looking
Comment on Duplexes	I think this is a reasonably attractive way to provide more compact housing options.
Comment on Duplexes	in theory would work but often looks terrible in execution
Comment on Duplexes	Ugly and outdated unlike colonials that can withstand time.
Comment on Duplexes	I grew up in a two-family building that was just a big unattractive rectangular box. If architecturally attractive they are perfectly acceptable.
Comment on Duplexes	Duplexes fit in nicely with traditional single family homes.
Comment on Duplexes	only in a mixed use development, not for single family locations
Comment on Duplexes	Least appealing visually
Comment on Duplexes	Too much development. Too much traffic, schools over crowded now
Comment on Duplexes	These seem too Shaker Heights. Duplexes to me are two mirrored units with an attached wall.
Comment on Duplexes	Duplexes can be highly social but can also get cluttered with multi-car families. Multi-mode transportation options would help mitigate the need for multi-car solutions for these structures.
Comment on Duplexes	Higher density but without disturbing more area
Comment on Duplexes	we need affordable homes nothing over \$200,000
Comment on Duplexes	Dorm life for under 25 yes. If you have kids they need a place to play
Comment on Duplexes	the look is awful and will decline the whole look and feel of the great Colonial Williamsburg Area.
Comment on Duplexes	Helps with affordable housing and increases density.
Comment on Duplexes	They're good when we'll designed and planned.
Comment on Duplexes	Duplexes offer the appeal of a single family home while doubling residential capacity. As long as adequate parking is available and homes are well maintained, this is a good option for the local area.
Comment on Row Houses	Front stoops and porches create a welcoming feel for local neighborhoods, especially when sidewalks are present. As long as the architecture is consistent with the local area (e.g., traditional, Colonial) and there is a good balance of mature trees/shrubs and complementary landscape, they can provide appealing neighborhoods.
Comment on Row Houses	Good when we'll planned. Need attractive set backs, sufficient parking, etc.
Comment on Row Houses	Good in certain areas. Current example is in New Town
Comment on Row Houses	Gives a 'san francisco' look that the area should not be going for. too crowded a look. not pleasing.
Comment on Row Houses	too close, not enough light

	classic in-city neighborhood design
Comment on Row Houses	
Comment on Row Houses	Only in San Francisco
Comment on Row Houses	affordable
Comment on Row Houses	Too dense.
Comment on Row Houses	Often these arrangements lack a vehicle storage, so the streets get permanently cluttered with vehicles, limiting pedestrian, cycling, and utility/EMS traffic.
Comment on Row Houses	Traffic/schools too crowded
Comment on Row Houses	like the yards
Comment on Row Houses	mixed use locations only
Comment on Row Houses	
Comment on Row Houses	Can be built to be architecturally interesting, and provide neighbors the comfort of a traditional home "feeling"
Comment on Row Houses	Front porticos and porches are preferred over plain stoops which are unattractive.
Comment on Row Houses	Too close together
Comment on Row Houses	Pretty traditional to older cities like DC and Williamsburg.
Comment on Row Houses	I think this can work well and look good. The key is managing the street view every house can not look identical... need variety and with some aesthetic standards.
Comment on Row Houses	very close together
Comment on Row Houses	looks more urban but can also look historic
Comment on Row Houses	This is my favorite in this group. Looks nice. safe and neat.
Comment on Row Houses	Possibility of varied looks, but unified, and back yard privacy.
Comment on Row Houses	Way too urban for WBurg.
Comment on Row Houses	attractive for those not wanting yard maintenance.
Comment on Row Houses	Should be no shared walls or roofs. Developers must be made to go large on parking and shared green space.
Comment on Row Houses	Only single family stand alone units.
Comment on Row Houses	Buildings look like sardines-too close together.
Comment on Row Houses	High rating near or infill of established neighborhoods
Comment on Row Houses	but should only be used in specific areas, like New Town
Comment on Mansion Apartments	If the architecture of the "home" is traditional or Colonial, it may have appeal, but in general, doesn't feel like a good fit for Williamsburg.
Comment on Mansion Apartments	Just ok. Need them for folks who can quite afford a house. Must be well designed and planned.
Comment on Mansion Apartments	I might like it, but the photos shown are too dissimilar to what we have in much of James City County.
Comment on Mansion Apartments	OK however may be impractical price point
Comment on Mansion Apartments	Stop all the apartment construction. People live and move here because of the lower population and lower traffic. all this crazy construction will simple RUIN the area.
Comment on Mansion Apartments	High density without disturbing more land
Comment on Mansion Apartments	There are few words to describe how ugly this is
Comment on Mansion Apartments	As with row houses, I think the owners will end up parking on the street, leading to cluttered streets and not conducive to walking or bicycling.
Comment on Mansion Apartments	Our town is out of control with development
Comment on Mansion Apartments	Not sure why, but most appealing
Comment on Mansion Apartments	The concept is acceptable but this example is ugly.
Comment on Mansion Apartments	just ugly
Comment on Mansion Apartments	ugly!
Comment on Mansion Apartments	Almost always ugly. They don't fit well into mix use neighborhoods. Less attractive than traditional apartment buildings.
Comment on Mansion Apartments	
Comment on Mansion Apartments	In my years I have seen some very attractive apartment buildings in nice mixed neighborhoods, but they appeared to have only six apartments or less.
Comment on Mansion Apartments	Too much.
Comment on Mansion Apartments	I find this quite unattractive and can imagine a cheap builder making them even less attractive.
Comment on Mansion Apartments	this does not fit our area at all
Comment on Mansion Apartments	Too city looking
Comment on Mansion Apartments	This can work, with an architectural style suiting our locale. Limit to 2 story.
Comment on Mansion Apartments	Square block and hideous color
Comment on Mansion Apartments	I'd prefer fewer renters, more homeowners.
Comment on Mansion Apartments	No. Does not fit character of community.
Comment on Mansion Apartments	Cool looking.
Comment on Mansion Apartments	better than large complexes that are ugly
Comment on Mansion Apartments	Design features are not consistent with colonial look
Comment on SetBack Houses	privacy
Comment on SetBack Houses	
Comment on SetBack Houses	Looks very much like downtown Portsmouth, VA. There's parking congestion and sidewalks with huge cracks.
Comment on SetBack Houses	Consistent with traditional look
Comment on SetBack Houses	Would want to live in one of these.
Comment on SetBack Houses	This is ideal.

	This is better than the shallow front yards. although the houses seem to close together to me. At lease with longer driveways you'll ahve fewer cars on the street. You'll still have traffic issues though with so many houses.
Comment on SetBack Houses	
Comment on SetBack Houses	Nice for in town living and not requiring a lot of yard work. Neighborly feel
Comment on SetBack Houses	This can be very pretty, if all yards contribute to a feeling of “parks & gardens”
Comment on SetBack Houses	looks most in Lin with historic community feel
Comment on SetBack Houses	These look fine. The historic charm of these in the photo helps sell them but I think in general a bit of yard helps appearance, nature, etc.
Comment on SetBack Houses	Traditional 1900s houses are ok.
Comment on SetBack Houses	Small side yards mean closer neighbors which is undesirable. I once lived in a house where I could reach out a side window and touch the fence diving the space between the two houses. It was not desirable nor was the narrow space useful.
Comment on SetBack Houses	a wonderful alternative to row houses.
Comment on SetBack Houses	prefer larger side yard
Comment on SetBack Houses	give a traditional neighborhood feel
Comment on SetBack Houses	Plain appearing but ok
Comment on SetBack Houses	Ok because it gives the rural feel
Comment on SetBack Houses	These at least have a place where the residents can leave their car off the street, making walking and bicycling more appealing and providing access to Fire/EMS/Utility services.
Comment on SetBack Houses	Dense but retains pervious features
Comment on SetBack Houses	Nope nope nope . Pass the salt at the table should not be heard and provided by your neighbor
Comment on SetBack Houses	This is a nice look, as long as homes have adequate space and not too close together.
Comment on SetBack Houses	I'm a traditionalist and came from this sort of community in Pennsylvania.
Comment on SetBack Houses	Being able to add the landscaping on the side to improves appeal
Comment on SetBack Houses	Yes. Good planning.
Comment on SetBack Houses	Traditional-style homes with large front yards and small side yards offer a sense of home and community without taking up a large footprint. If well maintained with adequate sidewalks, these homes tend to have a unique charm, visual interest and a welcoming feel for passersby. The traditional architecture also
Comment on Traditional Court	Assuming the architectural design is in keeping with the traditional local area, this can be appealing. However, parking can become an issue, especially where there are multi-unit dwellings.
Comment on Traditional Court	Tough to do right. Might look great initially. Ten years later, they're a mess with cars double parked, and homes in disrepair. Just my experience from NoVa.
Comment on Traditional Court	I like the small community feel to this.
Comment on Traditional Court	I like different color and style fronts to break up street view.
Comment on Traditional Court	Too much impervious features
Comment on Traditional Court	More affordable generally
Comment on Traditional Court	Not appealing and can get overwhelming (look at Jefferson Ave in Newport News - too much!)
Comment on Traditional Court	Great for demerit loving or a village in Switzerland
Comment on Traditional Court	Great for senior living , camp resort or a village in Switzerland
Comment on Traditional Court	no HOA
Comment on Traditional Court	Visitor access and places for the vehicle would be highly restricted, as well as Fire/EMS/Utility access.
Comment on Traditional Court	Parking is a nightmare with these!
Comment on Traditional Court	Traffic/schools too crowed. Development out of control
Comment on Traditional Court	Seems cluttered
Comment on Traditional Court	I would like this better if there were more landscaping/greenery
Comment on Traditional Court	only in mixed use areas
Comment on Traditional Court	
Comment on Traditional Court	Too close to be "real single family houses" and too big to get the affordability of row houses or set back houses.
Comment on Traditional Court	Encourages neighborliness and cooperation. The negative aspect is tight street parking.
Comment on Traditional Court	I think it looks bad even as new construction and will only look worse as it ages. Packed like sardines. Just one bad or unkempt house or car and it really pulls down the aesthetics of the neighborhood.
Comment on Traditional Court	Too busy
Comment on Traditional Court	family friendly
Comment on Traditional Court	Clusters, with a community public feature bring people together.
Comment on Traditional Court	no continuity of design and appears not adequate parking by cars on street
Comment on Traditional Court	I like the court concept but not the multi unit buildings.
Comment on Traditional Court	Too crowded. The more compacted areas become, the more the character of community is diminished. New high capacity apartment buildings being built in Williamsburg over by Marshall's look so out of place. They have an industrial look that looks more European than Williamsburg.
Comment on Traditional Court	Too close, too clustered, not a good look.
Comment on Traditional Court	congested
Comment on Traditional Court	High rating if these are small developments
Comment on Vertical Articulation	Only near mass transit or retail settings
Comment on Vertical Articulation	Adds visual interest
Comment on Vertical Articulation	if you must have vertical then this is at least more attractive
Comment on Vertical Articulation	doesn't fit with our rural setting
Comment on Vertical Articulation	No. Awful. Looks industrial and crowded together. Shops will mostly be empty due to online shopping.

Comment on Vertical Articulation	Too busy and colors have no continuity
Comment on Vertical Articulation	No no no no no no no no. Way too urban for our county. We will move if JCC starts building these. Hate it.
Comment on Vertical Articulation	When these are focused around lifestyle centers they are destined to fail. Mixed use in the area was ill-conceived and not planned with any thought to longevity. As a result New Town is essentially dead. Mid Town Row will be a general failure in the way High Street was - a blight for years and a drag on community resources. The only good place for more developments like this is outside of JCC.
Comment on Vertical Articulation	This part of Virginia does not have an urban feeling. Tradition, and I DO strongly believe in the local tradition, would have one and two story buildings. Especially in residential areas.
Comment on Vertical Articulation	Would like this if it were well done and colonial in nature like merchants square, but it looks like an awful pastiche if done like Williamsburg Pottery Factory
Comment on Vertical Articulation	can be designed to look like historic, but can also look like shipping containers
Comment on Vertical Articulation	I think this can work in the right (downtown) area. Good balance of a lot things. Have quality design/architecture is key... and some trees along the street would be nice.
Comment on Vertical Articulation	Not right for the County. The ones in Williamsburg look horrible.
Comment on Vertical Articulation	Not right for the County.
Comment on Vertical Articulation	Where it's needed I guess it's OK.
Comment on Vertical Articulation	Allows for visual interest when create large spaces.
Comment on Vertical Articulation	OK in a commercial setting only
Comment on Vertical Articulation	Absolutely hate this. Monticello is awful by looks and so close to road
Comment on Vertical Articulation	This design reminds me of small inner business districts with homes above retail and other business. They tend to be loud, in my experience, but offer easy access to shopping, retail, and services if designed correctly.
Comment on Vertical Articulation	Only on or very close to campus
Comment on Vertical Articulation	Has more of a small town feel than some other apartments. I like Art deco, but maybe not in Williamsburg area. It has to fit the aesthetic .
Comment on Vertical Articulation	totally not in the concept of the area. Looks like a small hick town.
Comment on Vertical Articulation	Like the concept for high density but the multi-colored and varied look is not keeping with the colonial atmosphere. Needed to be brick or similar
Comment on Vertical Articulation	Perhaps in a few selected areas near commercial districts, but not widespread.
Comment on Vertical Articulation	Fine when properly planned.
Comment on Vertical Articulation	If this design could be rendered in a more traditional way in keeping with the local architectural aesthetic, it might be practical for certain areas in the county beyond the historic corridor.
Comment on Abstract Articulation	destroys the character of a given neighborhood, for instance the new complex in Williamsburg at the corner of Richmond and Monticello which is totally out of character with colonial Williamsburg
Comment on Abstract Articulation	Looks Scandinavian
Comment on Abstract Articulation	Doesn't fit our area.
Comment on Abstract Articulation	Again, way too urban for our area.
Comment on Abstract Articulation	Interesting looking, aesthetically pleasing contrast to traditional
Comment on Abstract Articulation	This breaks the horizon - buildings that jut into the sky - and following the horizon gives one a feeling of peace and calm.
Comment on Abstract Articulation	I think this is the concept at Midtown Row, and it looks like shipping containers. Too modern for this historic town.
Comment on Abstract Articulation	This looks nice for the younger crowd.
Comment on Abstract Articulation	Looks nice, but a little out of place. Might be good near public transportation areas or closer to the college.
Comment on Abstract Articulation	A bit too compressed/cheap looking and will get worse with age. Let's not go down this path.
Comment on Abstract Articulation	Great for urban areas, but not here.
Comment on Abstract Articulation	That certainly helps break up the unattractiveness of large buildings.
Comment on Abstract Articulation	Visual interest - creates a focal point for the building.
Comment on Abstract Articulation	this reminds me of the ugly development going up in Williamsburg at Monticello & Richmond Rd
Comment on Abstract Articulation	ugly
Comment on Abstract Articulation	These modern designs fit well in newer big cities like in Northern Virginia, but would not go well amidst Williamsburg's colonial and Victorian building areas
Comment on Abstract Articulation	Too many people which crowd everything
Comment on Abstract Articulation	Looks like shipping containers stacked on top of each other . JCC doesn't need skyscrapers
Comment on Abstract Articulation	Only in big cities. This looks like a small town trying to squeeze in people for the money only. Quality of life isn't important
Comment on Abstract Articulation	Better esthetics with the higher density
Comment on Abstract Articulation	Too modern for our area
Comment on Abstract Articulation	Looks like new york city = definitely not a look we want
Comment on Abstract Articulation	No, it is too urban. This does not the James City County look to it.
Comment on Abstract Articulation	Fine when properly planned.
Comment on Abstract Articulation	This design is too contemporary for the traditional architectural aesthetic of the local area.
Comment on LoftStyle	This design feels too industrial; more in line with a major city.
Comment on LoftStyle	Nope. Looks like another hotel.
Comment on LoftStyle	No way! A terrible idea and look for James City County. If I wanted this I would move to a big city.

Comment on LoftStyle	Like the huge windows, but the façade is too industrial and boring
Comment on LoftStyle	too industrial - not the look we want
	if it's a converted factory, sure, but to build it like one, no.
Comment on LoftStyle	
Comment on LoftStyle	Looks like a university admin building. No thanks
Comment on LoftStyle	Looks like a hospital
Comment on LoftStyle	Too industrial for area; potential bird strikes
Comment on LoftStyle	While lovely inside, the outside reminds me of re-purposed warehouses that belong in industrial areas.
	These are all the same, think about our town and how crowded it has become with traffic & need of more schools
Comment on LoftStyle	would be ok in a commercial or industrial area or for rehab of factory
Comment on LoftStyle	Big windows are nice for the residents but it needs more landscaping/greenspace
	Wonderful on the inside, but most don;t have balconies, making it a less "human" experience for living..
Comment on LoftStyle	architecturally boring unless being done to make use of existing unused commercial/industrial spaces
Comment on LoftStyle	Totally uninteresting and unattractive,
Comment on LoftStyle	Too industrial
	Looks like what it is... maximum units for smallest footprint. It might work in the right area when brandnew
Comment on LoftStyle	but it will be a hideous beast as it ages.
Comment on LoftStyle	this looks like Richmond, not like Williamsburg
Comment on LoftStyle	Not in keeping with county character
	When these are focused around lifestyle centers they are destined to fail. Mixed use in the area was il-
Comment on LoftStyle	conceived and not planned with any thought to longevity. As a result New Town is essentially dead. Mid Town
Comment on LoftStyle	Row will be a general failure in the way High Street was - a blight for years and a drag on community resources.
Comment on LoftStyle	The only good place for more developments like this is outside of JCC.
Comment on LoftStyle	This is a great style for a re-purposed mill or factory. None of which draw people to James City County.
Comment on LoftStyle	Again, too urban for our area.
	Looks like a 19th century factory. Is cool when it was actually one and its converted to lofts. Not cool when
Comment on LoftStyle	something is built to look like something it's not.
Comment on LoftStyle	It is trying to look like a historic building. there is no problem with new looking new.
Comment on LoftStyle	out of character unless they are in southern JCC
Comment on LoftStyle	doesn't fit with our rural setting
Comment on LoftStyle	Inconsistent in both design and density
Comment on Plaza Apartments	Just too dense should be a limit on the number of stories
Comment on Plaza Apartments	congestion, parking and overcrowding
Comment on Plaza Apartments	Looks too fancy pants. Mansard roof is out of place and looks like it was picked for no good design reason.
	Looks like a building that would be in an old southern city in the early 20th century. Developer must be held
Comment on Plaza Apartments	accountable for plenty of parking and really good landscaping and green space. Must be on one large piece of
Comment on Plaza Apartments	property and not crammed in somewhere.
Comment on Plaza Apartments	Too urban for our area.
	When these are focused around lifestyle centers they are destined to fail. Mixed use in the area was il-
Comment on Plaza Apartments	conceived and not planned with any thought to longevity. As a result New Town is essentially dead. Mid Town
	Row will be a general failure in the way High Street was - a blight for years and a drag on community resources.
	The only good place for more developments like this is outside of JCC.
Comment on Plaza Apartments	This fits in a US city, maybe in rural China but definitely not JCC. Keep to the two-story, or work a third story
Comment on Plaza Apartments	down a hillside.
Comment on Plaza Apartments	Generic looking
Comment on Plaza Apartments	open spaces are needed for families and access to nature, especially in apartments
Comment on Plaza Apartments	Too high, too many units. I do like the incorporated green space though.
Comment on Plaza Apartments	Overwhelming
Comment on Plaza Apartments	Landscaped green space with trees around any multi-story building is a must.
Comment on Plaza Apartments	Best of apartment living with additional outdoor spaces for residents.
Comment on Plaza Apartments	It's the open space that makes the difference.
Comment on Plaza Apartments	open space
Comment on Plaza Apartments	not in favor of more than 4 floors in Williamsburg
	Plaza apartments design goes well with the Williamsburg colonial and 19th century styles, so long as they
Comment on Plaza Apartments	aren't too tall (maximum of 7 stories).
Comment on Plaza Apartments	High density but with some pervious area; nice esthetics
Comment on Plaza Apartments	JCC doesn't need skyscrapers
	Stop all the apartment construction. people move here for the lower population, lower traffic, etc. This
Comment on Plaza Apartments	construction will ruin the area.
Comment on Plaza Apartments	Love open sapce
Comment on Plaza Apartments	Absolutely not. This is D.C., not James City County.
Comment on Plaza Apartments	Fine if we'll designed and planned. Great living for retirees.

	In areas where there is ample space and surrounding open land, this could be an attractive option if there
Comment on Plaza Apartments	could be a limit on the number of floors (more garden apartment vs. highrise).
Comment on Row House Articulation	This style is too contemporary for the area and doesn't offer much charm or sense of community.
Comment on Row House Articulation	This particular image doesn’t portray more traditional/federalist/classic/craftsman vibes, but row houses can
Comment on Row House Articulation	be better suited to matching surrounding architecture and character—they’ve been used for centuries to do so.
Comment on Row House Articulation	Stop trying to make the county look like a large urban area.
Comment on Row House Articulation	absolutely not; looks like the bronx, not a good look at all for the area
Comment on Row House Articulation	I fail to grasp the concept for a building to appear to be townhomes but not be townhomes?
Comment on Row House Articulation	Looks like shipping containers stacked on top of each other
	This design may be a decent compromise between plaza apartments and vertical articulation. These would fit
Comment on Row House Articulation	better in newer business and housing centers.
Comment on Row House Articulation	ugly
Comment on Row House Articulation	This is not what I visualize for Williamsburg. This looks like Hampton or Newport News.
Comment on Row House Articulation	Less visually interesting
	Good idea for attached townhomes, but not with a uniform pattern like in the picture. Each home section
Comment on Row House Articulation	should be distinct and different.
Comment on Row House Articulation	These are OK, but not soo tall. Takes too much attention from everything else.
	If you've got to have apartments, this might be the best way to go. Keep design simple so that it ages well.
	Include some trees. Restrict residents from altering appearance from the street or else it will look like a college
Comment on Row House Articulation	dormitory.
Comment on Row House Articulation	row houses have an urban feel and can also look like shipping containers
Comment on Row House Articulation	ugly
Comment on Row House Articulation	Looks somehow repetitive
Comment on Row House Articulation	People are drawn to James City County for a rural feel, not city modernism.
	When these are focused around lifestyle centers they are destined to fail. Mixed use in the area was il-
Comment on Row House Articulation	conceived and not planned with any thought to longevity. As a result New Town is essentially dead. Mid Town
Comment on Row House Articulation	Row will be a general failure in the way High Street was - a blight for years and a drag on community resources.
	The only good place for more developments like this is outside of JCC.
	Too urban for our area
Comment on Row House Articulation	Too modern looking. Belongs in europe where people don't really have cars. Part of the American spirit is the
Comment on Row House Articulation	freedom of having an automobile.
Comment on Row House Articulation	Looks like shoe boxes stood up on the short end.
Comment on Row House Articulation	OK as long as far away from CW
Comment on Row House Articulation	Inconsistent design elements
Comment on Row House Articulation	Doesn't fit with the character of the county
Comment on Integrated Shops	High rating if in existing neighborhoods as fill in projects
Comment on Integrated Shops	Blends in, looks normal
Comment on Integrated Shops	Looks like it's in Philly.
Comment on Integrated Shops	in keeping with local neighborhoods
	We are not Richmond. We can not become Richmond.
	We do not want to be Richmond.
	You cannot create this type of atmosphere out of thin air. These areas you are posting are recently gentrified
	areas that were previously higher density and were derelict for decades. It is cute, hip, quaint even now. But
	10 years ago the average JCC resident would not have felt safe even walking by Lamplighter let alone living
	there. Any attempt to try to create this experience in a suburb like JCC is destined to fail. It will only benefit
	the people who develop and construct and JCC residents and tax payers are left holding the bag. Do not do
Comment on Integrated Shops	this.
Comment on Integrated Shops	I don't know that JCC needs more shop at the moment, considering vacancies, but these at least look more like
Comment on Integrated Shops	a small town.
	Absolutely! Bringing modern convenience, with calm, interesting, integrated design. Modern interiors,
Comment on Integrated Shops	traditional experiors work as well. Bring on the brick and clapboard... with wiFi and sound structures.
Comment on Integrated Shops	Maintains character of area
Comment on Integrated Shops	feels too urban
Comment on Integrated Shops	I like that this can add "convenience" (store) or other where it goes. Design/architecture are key.
Comment on Integrated Shops	Absolutely yes! Even ground floor stores with living units above is acceptable if the architecture is good.
Comment on Integrated Shops	Better walkability for neighborhoods
Comment on Integrated Shops	quaint with character
Comment on Integrated Shops	Some of these make sense in historical areas, but they must blend in well.
Comment on Integrated Shops	Use the empty shop spaces that are already built
Comment on Integrated Shops	Not bad has some character and interest. Doesn’t block the view of nature and skyline
Comment on Integrated Shops	Consistent with the character of the surrounding area
Comment on Integrated Shops	Cute and professional and in line with the culture
Comment on Integrated Shops	In the right location near existing commercial areas.
	I would love to have affordable housing within walking distance of any stores and employers I need to interact
Comment on Integrated Shops	with.
Comment on Integrated Shops	integrated shops and residence allows people to walk and cycle to amenities this cuts down on traffic.

Comment on Integrated Shops	Seriously?
	Integrated shops provide a welcoming sense of community and can help maximize use of existing buildings and spaces, reducing the need for start-up builds. There is an overabundance of vacant storefronts already, so this is a good alternative.
Comment on Integrated Shops	This type of hub has appeal for a variety of consumers, especially when executed with a warm but upscale vibe, providing a popular destination for residents and visitors.
Comment on Community Hub	Moderately ok. Charlottesville?
Comment on Community Hub	Again, in a few locations integral to existing or new commercial areas.
Comment on Community Hub	Nice look but keep guidelines on the construction concept
Comment on Community Hub	Super Ugly and boring
Comment on Community Hub	Use the empty shop spaces that are already built
	Having this option would help give access to more vendors in more areas of Williamsburg without compromising local atmosphere and ambiance.
Comment on Community Hub	Better community walkability
Comment on Community Hub	I have no opinion of this one. I'm not against it if it's done right.
Comment on Community Hub	Best looking, subtle and fits in to JCC
	Got to have places like this. I just wish they could be grouped together and parking could somehow be managed so it is all attractive.
Comment on Community Hub	Doesn't detract from neighbourhood character
Comment on Community Hub	seems like fun when we are allowed to use stuff again. otherwise it is a waste of investment.
Comment on Community Hub	Yes!! Two story - commercial and public meeting spaces. Bricks fit well with traditional local architecture.
	We are not Richmond. We can not become Richmond. We do not want to be Richmond. You cannot create this type of atmosphere out of thin air. These areas you are posting are recently gentrified areas that were previously higher density and were derelict for decades. It is cute, hip. But any attempt to try to create this experience in a suburb like JCC is destined to fail. It will only benefit the people who develop and construct and JCC residents and tax payers are left holding the bag. Do not do this.
Comment on Community Hub	Now this would be an asset.
Comment on Community Hub	Something new trying to look old.
Comment on Community Hub	Awkward looking
Comment on Community Hub	Inconsistent design does not match colonial design
Comment on Neighborhood Anchor	High rating for outdoor gatherings with food and retail
Comment on Neighborhood Anchor	Like concept but this particular building is not the attractive.
Comment on Neighborhood Anchor	Repurposing existing landmarks and buildings adds or maintains character.
Comment on Neighborhood Anchor	Out door dining is good for covid and also adds neighborly "Parisian" feeling.
	We are not Richmond. We can not become Richmond. We do not want to be Richmond. You cannot create this type of atmosphere out of thin air. These areas you are posting are recently gentrified areas that were previously higher density and were derelict for decades. It is cute, hip, quaint even now. But 10 years ago the average JCC resident would not have felt safe even walking by Lamplighter let alone living there. Any attempt to try to create this experience in a suburb like JCC is destined to fail. It will only benefit the people who develop and construct and JCC residents and tax payers are left holding the bag. Do not do this.
Comment on Neighborhood Anchor	Yes, but, with a cautionary - how much noise near residences?
Comment on Neighborhood Anchor	This reflects merchants square and there is a reason people go there
Comment on Neighborhood Anchor	If used in pedestrian areas creates a sense of liveliness to area
	Gathering spaces builds community. Outdoor spaces may inspire more interest in taking care of the environment
Comment on Neighborhood Anchor	Like the outdoor dining and social options; community building (socially) type feel.
Comment on Neighborhood Anchor	This type is good for the community as a whole
Comment on Neighborhood Anchor	If done in an attractive way this is what brings a neighborhood together.
Comment on Neighborhood Anchor	Creates a strong sense of community
Comment on Neighborhood Anchor	don't care for "street" dining in such an open area. Needs a courtyard
Comment on Neighborhood Anchor	Yes! More local and fun outdoor dining locations are a must. These kinds of places really give a community feel.
Comment on Neighborhood Anchor	These offer the best community center of attraction and keep noise and crowds separate from residences.
Comment on Neighborhood Anchor	Will encourage tourism and places for residents to gather
Comment on Neighborhood Anchor	Use the empty shop spaces that are already built
Comment on Neighborhood Anchor	Great in a boho type neighborhood. Looks like a gas station turned coffee shop
Comment on Neighborhood Anchor	all the concept today - nice
Comment on Neighborhood Anchor	I like the idea, but this is photo is particularly unattractive.
Comment on Neighborhood Anchor	Yes, but with a much better design than the one in this photo.
Comment on Neighborhood Anchor	This feels more appropriate to a major city with a high density of residents.
Comment on Corporate Styles	Branding is important, but corporate "boxes" take away from the unique character of the local area.

	Only in a few commercial areas where we already have similar buildings. Not the typical James City County look.
Comment on Corporate Styles	not unique enough, too mainstream
Comment on Corporate Styles	Use the empty shop spaces that are already built
Comment on Corporate Styles	Never. To commercial. All about lining the corporate pockets
	These belong in corporate commercial centers and away from colonial and historical neighborhoods and commercial centers. They are designed to get attention and as such would be distracting in other quant Williamsburg/James City County locations.
Comment on Corporate Styles	Useful as anchors, but neighborhood "mom and pops" create a more vibrant community
Comment on Corporate Styles	open street dining unattractive
	no uniqueness/character
Comment on Corporate Styles	
Comment on Corporate Styles	OK so long as their in a commercial area. Their familiar appearance is helpful for customers.
Comment on Corporate Styles	as long as not too outstanding
	Got to have these but let's not string these along major cooridors. Let's put them somewhat close to one another (this helps appearance, keeps traffic in one area, etc.)
Comment on Corporate Styles	Makes area look like the strip
Comment on Corporate Styles	Meh. Yes, familiar is good, bricks make it acceptable, but don't go too industrial on it.
Comment on Corporate Styles	this style helps visitors and tourists
	No - just no more mall-i-fication of our county. Just no. Focus on making the existing spaces work. Focus on getting occupancy of New Town back to where it should be. Focus on finding ways to account for its increased traffic. Adding more areas like this is just absolutely un-necessary. It is a bad idea.
Comment on Corporate Styles	Easily identifiable would be good for our seniors
Comment on Corporate Styles	Corporate trying to market community. Community needs to be built around something unique and existing.
Comment on Corporate Styles	Boring typical corridor looking commercial box.
	too commercial looking and depending on where located not in keeping with local character. Use Hilton Head Island as an example
Comment on Corporate Styles	Inconsistent design for colonial architecture
Comment on Corporate Styles	lacks the charm and uniqueness that williamsburg is known for

Commercial

Comments made on various commercial development types can be found on the following pages. You can use the legend below to determine the specific type of development.

Local Commercial - Medium-sized shopping destinations

Regional Commercial - Large shopping destinations

Commercial/Residential Mixed Use - Areas where people live above or beside businesses

Commercial/Industrial Mixed Use - Areas where businesses make and sell goods

Comment on Commercial Corridor	Promotes home town feel
Comment on Commercial Corridor	Nice look but needs trees otherwise it will look like New Town which looks like a giant parking area.
Comment on Commercial Corridor	Hometown feel.
Comment on Commercial Corridor	Attractive, but not really in the style of JCC. Not a fan of on street parking, as it can be a traffic issue.
Comment on Commercial Corridor	These are quaint. But the question again is "where". Repurposing existing spaces to this use makes sense. BUILDING/DEVELOPING NEW spaces like this does not.
Comment on Commercial Corridor	Very nice alternative, and, if the parking can occasionally be used for outdoor markets or festivals - are alternative parking areas with a shuttle bus available?
Comment on Commercial Corridor	nice community feel
Comment on Commercial Corridor	on street parking allows for more trees
Comment on Commercial Corridor	cute, lots of options in small area. I think this draws people in and adds a social dimension to shopping. I like the trees and benches.
Comment on Commercial Corridor	nice looking, inviting
Comment on Commercial Corridor	Multi-business assembly together with porches, awnings or permanent overhangs, and large trees makes an inviting appearance.
Comment on Commercial Corridor	Traditional and fits JCC
Comment on Commercial Corridor	Love small shopping
Comment on Commercial Corridor	only works if you have sufficient parking like premium outlets
Comment on Commercial Corridor	Young people do not know how to park much less Seniors
Comment on Commercial Corridor	Use the empty shop spaces that are already built
Comment on Commercial Corridor	never enough parking if only on street. Don't want to look like every other town in the usa, stay unique
Comment on Commercial Corridor	looks like the small town I came from.
Comment on Commercial Corridor	If the architecture is complementary to the traditional local area, parking is adequate and there are trees and green spaces, this has appeal to residents and visitors, provided there are good shops and dining options.
Comment on Strip Mall	It's all about the car and doesn't create a sense of community
Comment on Strip Mall	This type of design is outdated, unattractive and uninspiring. Strip malls quickly lose appeal and become home to vacant storefronts.
Comment on Strip Mall	Terrible!
Comment on Strip Mall	No more please!
Comment on Strip Mall	strip malls are ugh. too many vacant stores or churn in the stores
Comment on Strip Mall	Never an attractive look
Comment on Strip Mall	parking good, but place looks so marginal. can it be nicer?
Comment on Strip Mall	Use the empty shop spaces that are already built
Comment on Strip Mall	Please use what empty building we have with incentives before building new ones
Comment on Strip Mall	only works with enough parking
Comment on Strip Mall	Traditional strip malls feel bland and uniteresting (even when the shops in them are wonderful). Architectural appeal of strip malls should be enhanced to create a "small town" feel rather than a "concrete utilitarian" function
Comment on Strip Mall	Keeps traffic contained and can be designed to fit in.
Comment on Strip Mall	No character
Comment on Strip Mall	Functional but unattractive and unappealing. Also, all that auto traffic creates safety concerns for pedestrians.
Comment on Strip Mall	ugly, not pleasant
Comment on Strip Mall	looks like Northern Virginia
Comment on Strip Mall	Hide the parking. (and of course get a more attractive building)
Comment on Strip Mall	Too many abandoned strip malls already
Comment on Strip Mall	strip mall no community feel or character
Comment on Strip Mall	Just another strip mall. We have plenty. Lots of empty store fronts. Focus on filling those before building any more.
Comment on Strip Mall	Lacks character, and begs for frustrated parking.
Comment on Strip Mall	We have plenty of these and they seem to work well. I could live with having more.
Comment on Strip Mall	Industrial and cold.
Comment on Strip Mall	Already have too many of these. They are ugly.

Comment on Strip Mall	Small amount okay otherwise looks disjointed and looks too much like California
Comment on Pedestrian Mall	High rating as long as adequate parking
Comment on Pedestrian Mall	Walk Ability promotes more engagement.
Comment on Pedestrian Mall	informal and casual look much like DOG STREET
Comment on Pedestrian Mall	Ok but why try to compete with DOG Street?
Comment on Pedestrian Mall	Relaxing and community vibe. Looks alot like current merchant's square that is so popular.
Comment on Pedestrian Mall	These are pretty, but Newtown isn't thriving so maybe not the best idea for JCC. Senior like to park in front of a store, even if parking lots aren;t the prettiest things.
Comment on Pedestrian Mall	Access to commercial areas, but, with convenient parking is important. A walking street lends itself to multiuses through the year.
Comment on Pedestrian Mall	I fully support this idea WHERE THERE IS AN EXISTING STRUCTURE TO DO SO. Again, we are not Charlottesville. You cannot create the Downtown Mall experience out of thin are - it is again from a re-vamping of a long neglected area.
Comment on Pedestrian Mall	A perfect place to do this is in Williamsburg proper - closing down Prince George street to traffic and making it pedestrian only. That would be an organic step. But that's not JCC I get it - JCC should not try to create its own little DoG St or Downtown Mall - it just won't work.
Comment on Pedestrian Mall	high density shopping with community character
Comment on Pedestrian Mall	Contributes to sense of community and creates event space alongside retail
Comment on Pedestrian Mall	allows for more walking, like Merchants Square
Comment on Pedestrian Mall	Parking is hidden. Walking area is a plus. Trees are a plus. Lots of smaller shops versus big box.
Comment on Pedestrian Mall	Everything is good about this because it's for the people and businesses, not just for autos.
Comment on Pedestrian Mall	Yes, this fits JCC
Comment on Pedestrian Mall	Makes shopping, dining, and errands feel like a special moment - as long as parking deck spaces are plentiful
Comment on Pedestrian Mall	keep traffic out and encourages pedestrian access
Comment on Pedestrian Mall	very attractive but need to accommodate people with mobility issues
Comment on Pedestrian Mall	Nice but again we have so many empty shops
Comment on Pedestrian Mall	Use the empty shop spaces that are already built
Comment on Pedestrian Mall	great look and brings locals and others to the area. fresh look and unique
Comment on Pedestrian Mall	Most pleasant shopping experience but more difficult for those with disabilities or the elderly to access
Comment on Pedestrian Mall	The photo depicts a nice pedestrian friendly appearance that I like
Comment on Pedestrian Mall	see charlottesville - it's beautiful..
Comment on Pedestrian Mall	Yes, if limited to a few areas.
Comment on Pedestrian Mall	If designed with traditional architecture in keeping with the community, this is a very appealing choice. (Reminiscent of Merchant's Square). Trees, benches, good restaurants and shops, as well as accessible parking and places to stroll are attractive to locals and visitors.
Comment on Pedestrian Mall	being able to walk from business to business makes shopping less stressful than driving from one strip mall to another.
Comment on Pedestrian Mall	Pedestrian malls are beautiful when on the inside, but encourage lots of corridor-facing parking (like New Town), which can be a drag.
Comment on Town Center	Town Centers are question marks in our area. The main street of New Town has a great number of vacancies and it seems many newcomers can't get traction. Would be cautious about investing in more of this type of commercial offering.
Comment on Town Center	frequently these have poor parking and not enough. pretty much need to drive car from place to place. JCC does not need this urban style shopping!
Comment on Town Center	This works when done right. City Center is not a successful example.
Comment on Town Center	Not in "my" James City County. Too city-like!
Comment on Town Center	can quickly turn into a ghost town, however.
Comment on Town Center	The rounded building corner in the foreground is appealing
Comment on Town Center	maybe one or two of these but no more. stay smaller and unique

Comment on Town Center	Modern Malls and Town Center's are nearly the same to me, with the difference mostly in parking and how roads interact. Town Center offer a lot of walking and biking, but may be too much for some people.
Comment on Town Center	Use the empty shop spaces that are already built
Comment on Town Center	These work well - not as "cozy" feeling but convenient and still attractive.
Comment on Town Center	Is ok, as long as keeps in its boundries
Comment on Town Center	Again, everything is good about this if there is centralized parking conveniently located.
Comment on Town Center	I'm not sure if we can support this in the areas I am thinking but if so, let's start by replacing failed areas (such as near Big Lots across from Sentara)
Comment on Town Center	Looks like Northern Virginia or Short Pump
Comment on Town Center	big area designated for shopping with out any direct attachment to community
Comment on Town Center	A town center is great, if you have a town identity. A main street for parades and civic events, but, do we have a “town center” or do we need one in JCC? We have many clusters centers through the county, each with a reason for being. This may not be what our county needs.
Comment on Town Center	A town center is great, if you have a town identity. A main street for parades and civic events, but, do we have a “town center” or do we need one in JCC? We have many clusters centers through the county, each with a reason for being. This may not be what our county needs, especially if it pushes upward on the skyline. We don’t need buildings that break the skyline (like the new apartments on the corner of Richmond Rd & Monticello Ave)
Comment on Town Center	Visually interesting and contributes to a pedestrian feel
Comment on Town Center	No more mixed use. No more malls. No more lifestyle centers. Why is this even in discussion? Malls are dead weight on communities where they already exist. Research has shown that lifestyle centers with anchors like stores, movie theaters or entertainment venues are destined to fail (look at New Town now that Regal is closed). This is not what JCC residents want. This is not what JCC residents need. And tourists that come to this area do not need a mall and we don't need them to. JCC should take time and effort to support our existing businesses, local shops and eateries that are the lifeblood of the community. Additionally we have New Town. Why not focus on getting it to work? Down the street we have the semi failure of High Street (again, anchored by a movie theater that is closed). And soon enough we'll have High Street... it was ill advised for Williamsburg to proceed with that development. It would be insanity for JCC to follow in its footsteps by adding a mall, more lifestyle centers ("malls" that go under the guise of "mixed use"). Just no.
Comment on Town Center	The one we have is struggling, we don't need more.
Comment on Town Center	Will eventually end up empty and underused.
Comment on Town Center	Nice but need trees.
Comment on Town Center	JUST NOT ON EVERY CORNER
Comment on Town Center	Inconsistent with colonial architecture
Comment on Traditional Mall	Inconsistent with smal town feel
Comment on Traditional Mall	go out of business too easily and become nuisances, look at Jefferson Ave
Comment on Traditional Mall	No, they are dinosaurs.
Comment on Traditional Mall	These are already closing.
Comment on Traditional Mall	These are all failing, don't need more.
Comment on Traditional Mall	No more mixed use. No more malls. No more lifestyle centers. Why is this even in discussion? Malls are dead weight on communities where they already exist. Research has shown that lifestyle centers with anchors like stores, movie theaters or entertainment venues are destined to fail (look at New Town now that Regal is closed). This is not what JCC residents want. This is not what JCC residents need. And tourists that come to this area do not need a mall and we don't need them to. JCC should take time and effort to support our existing businesses, local shops and eateries that are the lifeblood of the community. Additionally we have New Town. Why not focus on getting it to work? Down the street we have the semi failure of High Street (again, anchored by a movie theater that is closed). And soon enough we'll have High Street... it was ill advised for Williamsburg to proceed with that development. It would be insanity for JCC to follow in its footsteps by adding a mall, more lifestyle centers ("malls" that go under the guise of "mixed use"). Just no.

Comment on Traditional Mall	We can get to large malls easily, and they are fading, empty store, behemouths.
Comment on Traditional Mall	save it for a big city
Comment on Traditional Mall	A dying concept
Comment on Traditional Mall	Don't do this. Hideous. Dated.
Comment on Traditional Mall	Indoor malls are useful where the climate dictates, but cultureally I think they have gone out of style.
Comment on Traditional Mall	waste of money
Comment on Traditional Mall	Outdated and too big with a lot of wasted space taken up
Comment on Traditional Mall	The indoor mall concept is no longer appealing (especially in the age of Covid).
Comment on Traditional Mall	allows for shopping in any type of weather and plenty of parking
Comment on Traditional Mall	Use the empty shop spaces that are already built
Comment on Traditional Mall	With weather in the area it is nice to get out of extreme cold/hot weather to shop
Comment on Traditional Mall	I don't think this is appropriate for JCC
Comment on Traditional Mall	Least favorite mostly due to bad experiences with groups of kids using the area as a social center.
Comment on Traditional Mall	so 70's and now out of date. stay away from!
Comment on Traditional Mall	Like the appeal of all weather accessibility to various shopping opportunities
Comment on Traditional Mall	malls are dying/dead.
Comment on Traditional Mall	This is Newport News, not James City County.
Comment on Traditional Mall	No. No. No. please!!!!
Comment on Traditional Mall	too many of these in JCC already mostly vacant!
Comment on Traditional Mall	Traditional malls take up valuable land space, are costly to maintain, and often have trouble maintaining consistent renters. These "dinosaurs" have lost appeal with many shoppers/diners and aren't a fit with our local area.
Comment on Modern Mall	While more appealing than big-box malls, these open malls take up a lot of land, are costly to maintain and aren't in keeping with the small-town vibe of the local area.
Comment on Modern Mall	suitable only for over-crowded congested suburbs like Short Pump. people drive from congested nieghborhoods to congested malls. God forbid JCC becomes that!
Comment on Modern Mall	Don't let it happen. If I want this I'll drive over to Short Pump.
Comment on Modern Mall	still dying/dead
Comment on Modern Mall	Like the central pedestrian look. It is practical to keep parking and easy on shoppers to keep the parking on perimeter
Comment on Modern Mall	we dont need more shopping use the empty storefronts we already have
Comment on Modern Mall	okay but limit how many
Comment on Modern Mall	Having open and inviting spaces is important to me, and I would be more drawn to this design than older Mall designs.
Comment on Modern Mall	Not appropriate for JCC
Comment on Modern Mall	Save trees and the Earth. Use the empty shop spaces that are already built
Comment on Modern Mall	all pedestrian with parking outside
Comment on Modern Mall	Anchoring large stores with boutique shops and restaurants in an outdoor setting is a much more appealing way to approach big store shopping.
Comment on Modern Mall	very nice and more subtle
Comment on Modern Mall	Just doesn't fit our area style
Comment on Modern Mall	This is an outdoor mall with set back parking. This can be architecturally attractive and seems to be preferred by people.
Comment on Modern Mall	Outdoor mall is better than an indoor mall but overall I think a Newtown type area is preferable to this arrangement.
Comment on Modern Mall	Where is the community in this arrangement. It is more like a campus.
Comment on Modern Mall	This is better than a traditional mall, in that the spaces lend themselves to varied uses from music/seasonal display/entertainers/public events.

	No more mixed use. No more malls. No more lifestyle centers. Why is this even in discussion? Malls are dead weight on communities where they already exist. Research has shown that lifestyle centers with anchors like stores, movie theaters or entertainment venues are destined to fail (look at New Town now that Regal is closed). This is not what JCC residents want. This is not what JCC residents need. And tourists that come to this area do not need a mall and we don't need them to. JCC should take time and effort to support our existing businesses, local shops and eateries that are the lifeblood of the community. Additionally we have New Town. Why not focus on getting it to work? Down the street we have the semi failure of High Street (again, anchored by a movie theater that is closed). And soon enough we'll have High Street... it was ill advised for Williamsburg to proceed with that development. It would be insanity for JCC to follow in its footsteps by adding a mall, more lifestyle centers ("malls" that go under the guise of "mixed use"). Just no.
Comment on Modern Mall	
Comment on Modern Mall	I like the concept, but does JCC really need something this big?
Comment on Modern Mall	Looks like a failed Disney tomorrow land.
Comment on Modern Mall	Too busy
Comment on Modern Mall	Inconsistent with small town feel
Comment on Strip Cluster	Centralized being key
Comment on Strip Cluster	No, already have enough.
Comment on Strip Cluster	We don't need another outlet mall. The pottery is closing. There's a lot of closing and empty retail. Online shopping and Amazon type delivery is the wave of the future.
Comment on Strip Cluster	Realistically, this is the best fit for a community of our size.
Comment on Strip Cluster	This is just another strip mall!! We have so many - so many empty storefronts. Work to fill them DON"T BUILD MORE
Comment on Strip Cluster	This satisfies the shoppers from both worlds: 1 destination/in and out AND the browser who wants to shop intensely.
Comment on Strip Cluster	strip mall
Comment on Strip Cluster	Settlers Market is very popular and looks nice
Comment on Strip Cluster	Looks like the outlets. It is what it is. Lots of stores (revenue but also traffic congestion). I prefer to drive a short distance for such things rather than have it in sight on a daily basis (I live in Toano so can avoid the outlets unless needed).
Comment on Strip Cluster	This manner of parking is almost a necessity for strip malls. It's best if the first row of parking is set back away from the building entrances.
Comment on Strip Cluster	These take the strip mall to the appropriate level of attractiveness - combing convenience and utilitarian function with aesthetically appealing architecture.
Comment on Strip Cluster	inconvenient when there is inclement weather
Comment on Strip Cluster	None of these. Use the empty shop spaces that are already built
Comment on Strip Cluster	Please use empty stores before granting new permits
Comment on Strip Cluster	These offer ease of access while still encouraging walking and openness, which is very important to me.
Comment on Strip Cluster	We already have an outlet mall. Again this is not the reason I moved to this area. Local family owned shops and businesses are what has been a keystone of this area and is sufficient. Easy access to Newport News or Richmond if you wanted to hit a mall.
Comment on Strip Cluster	hell no looks like everywhere usa
Comment on Strip Cluster	no improvement over strip mall
Comment on Strip Cluster	
Comment on Strip Cluster	Yes, if they have a pleasing facade like the one shown; not the low flat building type.
Comment on Strip Cluster	No more please.
Comment on Strip Cluster	in moderation these are suitable to JCC. But we have too many of these already and they are mostly vacant
Comment on Strip Cluster	If done on the scale of Prime Outlets, looking at the number of empty parking spaces most times of of the year, this is a wasteful use of space and doesn't add value to the local area.
Comment on Virginia Main Street 1	This has charm and appeal in character with our local community.
Comment on Virginia Main Street 1	for those who wish to live in-town these are nice. You can live within walking distance of the places you use.
Comment on Virginia Main Street 1	Okay in commercial areas.
Comment on Virginia Main Street 1	I hate the New Town approach. NO IDEA whats in there
Comment on Virginia Main Street 1	okay but ensure kept unique

Comment on Virginia Main Street 1	works if you have a central area like Colonial Williamsburg
Comment on Virginia Main Street 1	Very appealing mixed use neighborhood concept
Comment on Virginia Main Street 1	In a downtown type setting, that would be nice
Comment on Virginia Main Street 1	A main street such as defined in the picture is desirable, but would be even better if the parking areas were somewhat away from the buildings,
Comment on Virginia Main Street 1	cute, nice walkways, parking is subtle or hidden, trees are nice.
Comment on Virginia Main Street 1	Looks more like downtown Williamsburg, keeps historic feel
Comment on Virginia Main Street 1	character and community spirit
Comment on Virginia Main Street 1	The esthetic makes perfect sense, in allowing a modern version of what has been here for centuries.
Comment on Virginia Main Street 1	Village feel
	No more mixed use. No more malls. No more lifestyle centers. Why is this even in discussion? Malls are dead weight on communities where they already exist. Research has shown that lifestyle centers with anchors like stores, movie theaters or entertainment venues are destined to fail (look at New Town now that Regal is closed). This is not what JCC residents want. This is not what JCC residents need. And tourists that come to this area do not need a mall and we don't need them to. JCC should take time and effort to support our existing businesses, local shops and eateries that are the lifeblood of the community. Additionally we have New Town. Why not focus on getting it to work? Down the street we have the semi failure of High Street (again, anchored by a movie theater that is closed). And soon enough we'll have High Street... it was ill advised for Williamsburg to proceed with that development. It would be insanity for JCC to follow in its footsteps by adding a mall, more lifestyle centers ("malls" that go under the guise of "mixed use"). Just no.
Comment on Virginia Main Street 1	Not really a JCC style.
Comment on Virginia Main Street 1	Ok but looks like Main Street 2
Comment on Virginia Main Street 1	Only way it will work is if it's an actual old mainstreet.
Comment on Virginia Main Street 1	This image has a nice historic feel
Comment on Virginia Main Street 1	High ratings as long as meets colonial architecture
Comment on Virginia Main Street 1	local flavor
Comment on Virginia Main Street 2	Looks like Charleston, SC not Williamsburg, VA
Comment on Virginia Main Street 2	Nice-Looks like Main Street 1
Comment on Virginia Main Street 2	A little bit better than the previous slide, but still, not really JCC style.
	No more mixed use. No more malls. No more lifestyle centers. Why is this even in discussion? Malls are dead weight on communities where they already exist. Research has shown that lifestyle centers with anchors like stores, movie theaters or entertainment venues are destined to fail (look at New Town now that Regal is closed). This is not what JCC residents want. This is not what JCC residents need. And tourists that come to this area do not need a mall and we don't need them to. JCC should take time and effort to support our existing businesses, local shops and eateries that are the lifeblood of the community. Additionally we have New Town. Why not focus on getting it to work? Down the street we have the semi failure of High Street (again, anchored by a movie theater that is closed). And soon enough we'll have High Street... it was ill advised for Williamsburg to proceed with that development. It would be insanity for JCC to follow in its footsteps by adding a mall, more lifestyle centers ("malls" that go under the guise of "mixed use"). Just no.
Comment on Virginia Main Street 2	Village feel
Comment on Virginia Main Street 2	This also can work, with some guidelines on architectural style - keep one street in the same period style - and materials and colors.
Comment on Virginia Main Street 2	looks like a small town, but not our small town
Comment on Virginia Main Street 2	I like this if we were to ever develop a downtown area more.. lots of stuff in a small space. I would think it would attract young people (to live and work).
Comment on Virginia Main Street 2	I don't think that ground floor residential would go over too well mixed in with commercial,
Comment on Virginia Main Street 2	Prefer to "know" that shops are below rather than interspersed with home entrances
Comment on Virginia Main Street 2	okay but watch because cam get ugly very quick

Comment on Virginia Main Street 2	I don't find a ground level residence next to a shop to be very appealing for a home owner or helpful to a shop owner. Very careful selection of shops would be needed in this arrangement.
Comment on Virginia Main Street 2	JCC doesn't need more buildings. Schools are too crowded and many buildings are vacant. Safe the Earth. Keep the trees.
Comment on Virginia Main Street 2	In commercial areas.
Comment on Virginia Main Street 2	I like Newtown area, but we don't need more of these. Stop building them!
Comment on Virginia Main Street 2	This has charm and appeal in keeping with our local community, assuming the architecture is traditional vs. contemporary.
Comment on Planned Town 1	well-suited to urban areas like Hampton and Norfolk. We don't need or want this here!
Comment on Planned Town 1	With a more heterogeneous facade.
Comment on Planned Town 1	Don't build more homes or shopping. Keep the land open and green.
Comment on Planned Town 1	This design may work well in James City County in many late 19th century sections of the county.
Comment on Planned Town 1	ugly stay away from
Comment on Planned Town 1	Too many people
Comment on Planned Town 1	Less visually appealing
Comment on Planned Town 1	boring
Comment on Planned Town 1	I'm not in favor of the uniformity, but the residential over ground floor businesses is OK.
Comment on Planned Town 1	Too boring in appearance for me.
Comment on Planned Town 1	looks awful
Comment on Planned Town 1	The facade in this example sets me back, because it is stark. The features are repetitive from one section to the next and it's boring. It would not incite me to live here.
	No more mixed use. No more malls. No more lifestyle centers. Why is this even in discussion? Malls are dead weight on communities where they already exist. Research has shown that lifestyle centers with anchors like stores, movie theaters or entertainment venues are destined to fail (look at New Town now that Regal is closed). This is not what JCC residents want. This is not what JCC residents need. And tourists that come to this area do not need a mall and we don't need them to. JCC should take time and effort to support our existing businesses, local shops and eateries that are the lifeblood of the community. Additionally we have New Town. Why not focus on getting it to work? Down the street we have the semi failure of High Street (again, anchored by a movie theater that is closed). And soon enough we'll have High Street... it was ill advised for Williamsburg to proceed with that development. It would be insanity for JCC to follow in its footsteps by adding a mall, more lifestyle centers ("malls" that go under the guise of "mixed use"). Just no.
Comment on Planned Town 1	Too urban for JCC
Comment on Planned Town 1	People living above empty shops.
Comment on Planned Town 1	Looks fake.
Comment on Planned Town 2	Ok but facades need to be better designed than one in this picture.
Comment on Planned Town 2	Does not fit the area. We need to avoid anything that injects more unused retail.
Comment on Planned Town 2	just keep it to certain areas like New Town ie
Comment on Planned Town 2	Too urban for JCC
	No more mixed use. No more malls. No more lifestyle centers. Why is this even in discussion? Malls are dead weight on communities where they already exist. Research has shown that lifestyle centers with anchors like stores, movie theaters or entertainment venues are destined to fail (look at New Town now that Regal is closed). This is not what JCC residents want. This is not what JCC residents need. And tourists that come to this area do not need a mall and we don't need them to. JCC should take time and effort to support our existing businesses, local shops and eateries that are the lifeblood of the community. Additionally we have New Town. Why not focus on getting it to work? Down the street we have the semi failure of High Street (again, anchored by a movie theater that is closed). And soon enough we'll have High Street... it was ill advised for Williamsburg to proceed with that development. It would be insanity for JCC to follow in its footsteps by adding a mall, more lifestyle centers ("malls" that go under the guise of "mixed use"). Just no.
Comment on Planned Town 2	It's getting too “suburban, with too manyfloors and towers)
Comment on Planned Town 2	already did this, try something different

Comment on Planned Town 2	This reminds me of Newtown and I think Newtown works for what it is. I would not let buildings go over 3-4 stories though... 4 is pushing it. Prefer 3.
Comment on Planned Town 2	As my comments have shown, I'm against architectural uniformity and mixing ground floor residential with commercial
Comment on Planned Town 2	Too uniform - less visually interesting
Comment on Planned Town 2	Too expensive. Schools are already too crowded. Keep the land open
Comment on Planned Town 2	ugly stay away from
Comment on Planned Town 2	This design may be efficient but lacks the atmosphere of James City County and Williamsburg
Comment on Planned Town 2	Keep it limited to places like New Town.
Comment on Planned Town 2	in a large town, sure, in JCC, NO! we don't have any large towns, in areas of the county next to the City of Williamsburg this might be acceptable.
Comment on Planned Town 2	Has appeal if architecture is in keeping with local area, such as in this example.
Comment on Industrial Mix	butt ugly
Comment on Industrial Mix	Inconsistent with colonial architecture
Comment on Industrial Mix	Uses existing older buildings to maximum extent. Has character and is diverse.
Comment on Industrial Mix	Like the spare aesthetic
Comment on Industrial Mix	Too urban for JCC
Comment on Industrial Mix	Again - you are taking the ideas from other areas that have only worked to varying degrees but these places (Richmond, Newport News) are NOT JCC. JCC should not strive to be more like these areas. Moreover the county should realize attempts to make JCC more like those areas is misguided. You cannot create a location like Forrest Hill or Scott's Addition out of thin air. Now, if we are talking about taking vacant buildings and storefronts like we have plenty of and repurposing them to this end? That I would support! But do I want to be driving down Monticello, look over and see one of these monstrosities between the post office and courthouse? Big nope.
Comment on Industrial Mix	ugly
Comment on Industrial Mix	A stark appearance - but, may be reflective of the industry within. Off a main road like Merrimack Trail - maybe it works.
Comment on Industrial Mix	probably works better in an urban setting
Comment on Industrial Mix	just don't like the look. I think it looks old and worn even when new. It would be really ugly in a decade.
Comment on Industrial Mix	There's a place for industrial, but it's away from commercial and residential. That said, spicing up industrial storefronts with differing architecture is definitely a plus.
Comment on Industrial Mix	I can see this in an industrial park but not near a residential area
Comment on Industrial Mix	I can see this in an industrial park but not near a residential or mixed use area
Comment on Industrial Mix	ugly stay away from
Comment on Industrial Mix	In edge districts this makes a very strong and unique neighborhood feel
Comment on Industrial Mix	lack of cohesive design
Comment on Industrial Mix	Ugly. Keep the trees. Don't build more.
Comment on Industrial Mix	Please, never let this happen in James City County!
Comment on Industrial Mix	Feels too urban for this area.
Comment on Industrial Mix	To replace the failed retail outlets and malls, yes, if they have manufacturing capability and would hire co. residents. But not if the employees have to commute from NN.
Comment on Flexible Strip	Functional but not attractive.
Comment on Flexible Strip	No!
Comment on Flexible Strip	Please no.
Comment on Flexible Strip	Ugly. Trees are needed to save the Earth.
Comment on Flexible Strip	ugly stay away from
Comment on Flexible Strip	works in an industrial park environment
Comment on Flexible Strip	so ugly
Comment on Flexible Strip	I've seen many of these buildings and although not in favor of this uniformity I understand its value to the commercial sector,
Comment on Flexible Strip	ugly and boring
Comment on Flexible Strip	I'd give this a zero stars if possible. This is as ugly as it gets. We have at least a few of these in JCC and they are hideous. If we've got to do it for jobs or offices, let's put them down an off-street (like Industrial Blvd) instead of along Route 60.
Comment on Flexible Strip	looks like Northern Virginia

Comment on Flexible Strip	Bland and very 60's. Set away from view, it may have a place for the economical design and use.
Comment on Flexible Strip	Seems fine office building or other medical offices
Comment on Flexible Strip	OK if we have tenants for something like this. I'd like to see spaces for more local businesses, but do we have any call for it?
Comment on Flexible Strip	Okay this, like we have plenty of whether it's in McLaws Circle, up off Mooretown Road - great. Revamp them to house more attractive businesses not solely based on manufacturing? I'm all for it. Adding in those areas where this is basically already the aesthetic - I say go for it.
Comment on Flexible Strip	No more of these please
Comment on Flexible Strip	everything looks like doctors office
Comment on Flexible Strip	1970s style.
Comment on Flexible Strip	Inconsistent with colonial architecture
Comment on Flexible Strip	hideous
Comment on Craft Core	High ratings only in small amounts
Comment on Craft Core	Old and new structures gathered together in innovative ways.
Comment on Craft Core	Like the facade variety
Comment on Craft Core	Too urban for JCC
Comment on Craft Core	Again - you are taking the ideas from other areas that have only worked to varying degrees but these places (Richmond, Newport News) are NOT JCC. JCC should not strive to be more like these areas. Moreover the county should realize attempts to make JCC more like those areas is misguided. You cannot create a location like Forrest Hill or Scott's Addition out of thin air. Now, if we are talking about taking vacant buildings and storefronts like we have plenty of and repurposing them to this end? That I would support! But do I want to be driving down Monticello, look over and see one of these monstrosities between the post office and courthouse? Big nope.
Comment on Craft Core	ok for this setting
Comment on Craft Core	If I want to go to a city, there are several cities nearby. We don't have this level of urban structures to re-use. BUT, if it is a question of re-purposing abandoned properties, this has a place.
Comment on Craft Core	looks urban but might be ok here
Comment on Craft Core	A bit too cramped. Add some trees and set-back from the street. The image description says "active area"... so maybe mix this into a newtown type area. (but Newtown is done better)
Comment on Craft Core	I prefer a bit of green space and larger walking spaces
Comment on Craft Core	I'm not in favor of any building coming right up to its property lines, but I understand why the owners have a financial reason for using every square foot of their business space.
Comment on Craft Core	makes the best use of particular situation
Comment on Craft Core	Stop building. Ugly. Hot. No trees to keep the Earth cooler.
Comment on Craft Core	Building with zero lot line is pedestrian friendly and allows the property owners top finance each parcel separately allowing more business opportunities
Comment on Craft Core	can get ugly real quick
Comment on Craft Core	If wanted to live in a large city I wouldn't have come to James City County more than 20 years ago.
Comment on Craft Core	maybe replacing failed and vacant retail space.
Comment on Craft Core	maybe replacing existing failed and vacant retail space.
Comment on Craft Core	Provides an interesting alternative to more industrial looking areas. Would want to see more traditional architecture in keeping with the local area.
Comment on Craft Cluster	Interesting design, offers flexibility in use of space and provides parking. Would want to see more traditional architecture versus a warehouse (flat-roofed) look.
Comment on Craft Cluster	How many times do I need to tell you these are not the sorts of clusters we want here.
Comment on Craft Cluster	like the other craft themed concept, only to revitalize the existing vacant retail spaces. not to replace rural space!
Comment on Craft Cluster	nice but regulate the motif
Comment on Craft Cluster	Have you seen the ugly "new" Pottery? It sits empty. Don't build more.
Comment on Craft Cluster	Its usually the parking that I find the most detracting from the image. I think it should be tucked behind or to the side.... or we have more bike paths, etc.

Comment on Craft Cluster	this type of architecture works, but the large parking lots distract - parking decks have a smaller footprint and more spaces available
Comment on Craft Cluster	clusters seem to look better in this community
Comment on Craft Cluster	Most in keeping with character of JCC, interesting and attractive
Comment on Craft Cluster	Yes, if the businesses within are compatible, this cluster building makes sense. The appearance of this facade does not draw me in, but that’s superficial.
	Again - you are taking the ideas from other areas that have only worked to varying degrees but these places (Richmond, Newport News) are NOT JCC. JCC should not strive to be more like these areas. Moreover the county should realize attempts to make JCC more like those areas is misguided. You cannot create a location like Forrest Hill or Scott's Addition out of thin air. Now, if we are talking about taking vacant buildings and storefronts like we have plenty of and repurposing them to this end? That I would support! But do I want to be driving down Monticello, look over and see one of these monstrosities between the post office and courthouse? Big nope.
Comment on Craft Cluster	
Comment on Craft Cluster	Really depends on the design. This particular slide looks Too urban for JCC
Comment on Craft Cluster	Too hipster for JCC
Comment on Craft Cluster	Out of place. Looks like old buildings in France.
Comment on Craft Cluster	High rating if meets colonial architecture

Rural and Other

Comments made on various rural and other development types can be found on the following pages. You can use the legend below to determine the specific type of development.

Rural Residential - Homes built in rural areas



Recreation and Open Space - Open land in the public realm



Screening - Methods to protect scenic character



Comment on Large Lots 20 Acres	Small farms are much better for the environment than larger corporate farms. (At least with how their practices currently stand.) Smaller farms would promote smaller businesses that truly compete with each other and support local families. Their products would be more environmentally friendly and keep money in the community.
Comment on Large Lots 20 Acres	Yes. Les development. I really think we have more than enough in JCC.
Comment on Large Lots 20 Acres	These areas produce useful and needed resources. We cannot afford to depend entirely on imported food products from other states. But small farmers need as much help as the county can provide to assist them in sustaining profitable farming!
Comment on Large Lots 20 Acres	Helps maintain are rapidly diminishing rural charter.
Comment on Large Lots 20 Acres	Good layout for those recreational farmers who want a rural life where they do not have to depend on the land for substances
Comment on Large Lots 20 Acres	Like the rural character; traditional
Comment on Large Lots 20 Acres	The area of Forge rd should be preserved and not over developed.
Comment on Large Lots 20 Acres	JCC doesn't need more homes. Just let the farmers use the land. Or better yet, leave the land alone.
Comment on Large Lots 20 Acres	do not want livestock near residential development clusters
Comment on Large Lots 20 Acres	Preserving small farms is so important
Comment on Large Lots 20 Acres	This is only good if there is a mechanism to keep the open area farmed. Otherwise you get empty fields if the owners of the big houses on the land don't like the smell of manure or the use of pesticides.
Comment on Large Lots 20 Acres	Wish I owned one of those.
Comment on Large Lots 20 Acres	We should strive at turns here to not try to fix what is not broken. This is a perfect example of how we can continue to preserve the more rural aspects of our area - everything else proposed is to the detriment long term.
Comment on Large Lots 20 Acres	Traditional farms may have had only one house, or a family compound. For tax purposes, one home generates more County income and relieves the farmer of that tax burden.
Comment on Large Lots 20 Acres	This is how JCC is right now, and we like it. Question, of course, is can the small farms stay in business.
Comment on Large Lots 20 Acres	lacks "community"
Comment on Large Lots 20 Acres	Big wide open space but in use for agriculture (not abandoned and not over-grown with Kudzu (like those areas along Rochambeau near Stonehouse Elementary or behind the former Snowmania))
Comment on Large Lots 20 Acres	this is what rural means
Comment on Large Lots 20 Acres	Room to breathe. Relaxing views.
Comment on Large Lots 20 Acres	Fewer houses, more farmland, yes please
Comment on Large Lots 20 Acres	maintain some rural flavor

Comment on Large Lots 20 Acres	Maintains rural feel
Comment on Three Acre Lots	High rating if developed areas do not have too many homes
Comment on Three Acre Lots	These are my least favorite types of developments. They use up too much land.
Comment on Three Acre Lots	Doesn't seem most effective way of preserving open space while permitting development.
Comment on Three Acre Lots	More open feeling. Less congestion. Seems like they would be of more of a permanent nature.
Comment on Three Acre Lots	Desirable, as long as economically sustainable.
Comment on Three Acre Lots	This looks very much like a schematic of a Levittown.... a cookie cutter response to huge housing demand.
Comment on Three Acre Lots	this looks semi-rural, good for those who want space but don't want to farm
Comment on Three Acre Lots	These are pretty. I'm happy for the residents. Plenty of green space (though I lament the view of what must have previously been pristine rolling hills.. or a forest).
Comment on Three Acre Lots	requires enourmous amount of infrastructure to service few houses, but all land ends up developed. Absolute worst case!!!!
Comment on Three Acre Lots	It seems like the best way to protect the land in the future. I fear farms would later be sold to business developers.
Comment on Three Acre Lots	We have to do something to stop housing development encroachment on rural land,
Comment on Three Acre Lots	While I realize that it is less "green" - space between rural homes "feels" more appropriate
Comment on Three Acre Lots	do not want livestock near pud residential
Comment on Three Acre Lots	does not preserve any rural appearance
Comment on Three Acre Lots	Doesn't preserve open space, had to serve with transport and utilities
Comment on Three Acre Lots	This is really pushing it. Residents of this area do not want this type of develop!
Comment on Three Acre Lots	No more houses
Comment on Three Acre Lots	these tend to be awful mcmansion houses, AWFUL design.
Comment on Three Acre Lots	3 acreas provides a rural atmosphere but probably little opportunity for farming opportunities. There is a need for this and it is a viable housing alternative.
Comment on Three Acre Lots	Let's keep the farms whenever and wherever we can.
Comment on Three Acre Lots	Wasteful of valuable land! These are normally used to replace valuable agricultural space with sprawled pretentious large and expensive housing.
Comment on Rural Clusters	If we really need more residential areas, which we really don't, at least these are relatively low impact.
Comment on Rural Clusters	Keep the farms.
Comment on Rural Clusters	Why bother? Who maintains the rural land?
Comment on Rural Clusters	We need to preserve farm land and natural open land.

Comment on Rural Clusters	I like these, but then 5 years later, the "preserved farmland" is bulldozed and a massive new development is put in. The land is NEVER preserved.
Comment on Rural Clusters	No more houses. Schools are already over crowded.
Comment on Rural Clusters	Weird mix of do you want neighbors or privacy?
Comment on Rural Clusters	This area has a great deal of wild life that would be pushed out. The roads are not equipped for such high volume and will also take away from the history of the area.
Comment on Rural Clusters	allows development while preserving rural appearance
Comment on Rural Clusters	do not want livestock near pud residential
Comment on Rural Clusters	Not my favorite, but if the lots are at least 1 acre each, with .5 acre limits on house footprint, it can be nice.
Comment on Rural Clusters	We need to leave farms, open space and forests for future generations. It's OK to say to developers that our county is full.
Comment on Rural Clusters	In theory, this is great. Worried about how it actually gets applied. The open space that is set aside is often land that was unbuildable anyway, so the end result is just higher density on the buildable land.
Comment on Rural Clusters	To me these look like sprawl... like a single farmer sold out amongst many and then a development pops up in the middle. Does not look attractive in my view.
Comment on Rural Clusters	small lots in a rural area looks weird
Comment on Rural Clusters	Allowing agriculture to continue, and forming traditional clusters of homes is a good response to demand and increases the tax base for JCC.
Comment on Rural Clusters	More affordable, kids have neighbors nearby to play with, yet still plenty of open space and greenery.
Comment on Rural Clusters	Developers try to cram too much stuff in a small area. Starting to happen in western end of county. Whitehall, New stonehouse developments. Take a ride thru these after work hours with the parking problems on display and they feel so congested.
Comment on Rural Clusters	Developers trying to cram as much in as possible.
Comment on Rural Clusters	Do not support this configuration outside PSA.
Comment on Rural Clusters	I live in this type of development. The beauty of the farm and its rotating crops each season add so much green space that it attracts visitors. Plus, the local wildlife depend on the farm and the screening the crops provide.
Comment on Rural Clusters	High ratings if not too many developments
Comment on Passive Recreation	Connects people to nature as well as maintaining rural aspect
Comment on Passive Recreation	who doesn't like parks
Comment on Passive Recreation	Absolutely, would get used a lot, low cost to maintain.
Comment on Passive Recreation	Needs to have a lot of acreage where people can spread out.
Comment on Passive Recreation	Yes yes yes. The more park space with walking trails, the better. Wish we also had places to walk along some of the roads (News Road, for example).
Comment on Passive Recreation	would love more gardens

Comment on Passive Recreation	I greatly support turning more public ground into nice, well maintained public spaces open to everyone! This helps drive quality and more equity in our community. High reward at low cost. Where adding more strip malls or (please no) lifestyles centers perpetuate the negative aspects of things like inequity and fiscal drag on the community, not to mention eyesores, traffic, noise... Public park space where people can simply be outside without being affronted by some business needing them to buy something is ideal. It's perfect - and encouraging healthy lifestyles with outdoor activities, outdoor exercise options - bring them on.
Comment on Passive Recreation	Yes, we need more of this in JCC. Hope someone starts to focus on Upper County Park. Fix it up! And maybe annex some of the nearby Hazelwood farm to make it bigger/nicer like the other county parks.
Comment on Passive Recreation	Public areas are OK provided we're now creating such at the expense of active farmland,
Comment on Passive Recreation	We need to preserve and designate more open spaces as we develop our communities
Comment on Passive Recreation	These are my favorite parks, offer multiple opportunities for group or individual recreation (walk, bike, bird watch, etc.)
Comment on Passive Recreation	Will save a rural feel and provide families with activities
Comment on Passive Recreation	I like all types of recreation and outdoor space.
Comment on Passive Recreation	Yes, this is what we need!
Comment on Active Recreation	Important for all ages of people as it supports an active lifestyle
Comment on Active Recreation	JCC probably has enough of these, but I'm in favor of them if they feel we need more.
Comment on Active Recreation	Needs to have really nice playground for families with young children.
Comment on Active Recreation	we have lots of these already
Comment on Active Recreation	Cool but we seem like we already have enough of these in JCC
Comment on Active Recreation	I greatly support turning more public ground into nice, well maintained public spaces open to everyone! This helps drive quality and more equity in our community. High reward at low cost. Where adding more strip malls or (please no) lifestyles centers perpetuate the negative aspects of things like inequity and fiscal drag on the community, not to mention eyesores, traffic, noise... Public park space where people can simply be outside without being affronted by some business needing them to buy something is ideal. It's perfect - and encouraging healthy lifestyles with outdoor activities, outdoor exercise options - bring them on.
Comment on Active Recreation	I'm not into sports but this is a major positive for a young vibrant community. We need something like this.
Comment on Active Recreation	Such facilities should be limited to non-farmland and non-undeveloped open rural land.

Comment on Active Recreation	Having access to fitness and recreation areas create a stronger, healthier community
Comment on Active Recreation	large areas dedicated to indoor/outdoor sports with ample parking
Comment on Active Recreation	A few of these should exist, but placed where the most citizens can access by any mode.
Comment on Active Recreation	Like this, but it needs continual re-evaluation fort what fields/courts are being use (and how they are used) and if they should be turned into different courts/fields.
Comment on Active Recreation	Need, but not at the expense of natural areas.
Comment on Active Recreation	no need for more in my opinion, I don't use them and they are often sitting un-used. A public shooting range would however be very welcome. Not everyone wants to play tennis.
Comment on Active Recreation	While these are important to have, there are sports complexes that go unused. Best if scaled to the needs of the surrounding community.
Comment on Recreational Pocket	Small green spaces are welcome additions to the community as long as they are well maintained.
Comment on Recreational Pocket	I like it; attractive and functional.
Comment on Recreational Pocket	Important if housing in clustered.
Comment on Recreational Pocket	Only encourages huge developments. More people-more crowded schools and roads
Comment on Recreational Pocket	if the su rrounding community pays for the maintenance, how do you keep non community members out?
Comment on Recreational Pocket	Every new development (and established developments) should have open areas that are accessible to their communities.
Comment on Recreational Pocket	adds greenscape to buildings
Comment on Recreational Pocket	Cute but as the description explains, it serves just a small nearby population. If we have these, let (or force) the developers build them into their developments.
Comment on Recreational Pocket	I greatly support turning more public ground into nice, well maintained public spaces open to everyone! This helps drive quality and more equity in our community. High reward at low cost. Where adding more strip malls or (please no) lifestyles centers perpetuate the negative aspects of things like inequity and fiscal drag on the community, not to mention eyesores, traffic, noise... Public park space where people can simply be outside without being affronted by some business needing them to buy something is ideal. It's perfect - and encouraging healthy
Comment on Recreational Pocket	walkable and has access to the outdoors without having to drive
Comment on Recreational Pocket	Seems like an area people would primarily use to walk dogs. Needs to reflect this. It's not going to be somewhere people will want to picnic.
Comment on Recreational Pocket	Love this idea.
Comment on Recreational Pocket	High ratings as they enhance neighborhoods

Comment on Recreational Pocket	Serves only a few people
Comment on Recreational Pocket	community feel
Comment on Central Green	The aesthetic is in keeping with the historic section and adjacent areas.
Comment on Central Green	Yes, but limited.
Comment on Central Green	Works well however need to insure that the pedestrian plan p[rovides for good access.
Comment on Central Green	We have enough. Stop building more.
Comment on Central Green	these tend to be by-pass/cut throughs and nothing else.
Comment on Central Green	Creating large gather spots for community events is an important part of maintaining the larger sense of community
Comment on Central Green	No
Comment on Central Green	For me, I prefer green social space that is vibrant (with people) versus a place that comes to life just periodically.
Comment on Central Green	Except this - this reads like "big open areas to walk between these two new aWeSoMe MaLLs". No thanks.
Comment on Central Green	Jamestown Beach fills this need, not sure we need more.
Comment on Central Green	This would be a good way to connect different areas. Landscaping must be kept nice.
Comment on Central Green	will we ever be allowed to have large gatherings again? seems like a waste now
Comment on Central Green	A public, outdoor, amphitheater/concert venue would be terrific!
Comment on Central Green	These type of spaces can be underutilized unless they are in the right spot and well designed.
Comment on Central Green	High ratings in limited number
Comment on Fitness Course	I really enjoy the Kiwanis park with its fitness course. It's great to use while my kids play.
Comment on Fitness Course	Supports active lifestyle
Comment on Fitness Course	These don't get used much.
Comment on Fitness Course	Always seems to be unused. People prefer going to gym.
Comment on Fitness Course	we have a few but I never see anyone using them
Comment on Fitness Course	I like the idea but they tend to get rundown over time and I don't see people using them that much.
Comment on Fitness Course	I greatly support turning more public ground into nice, well maintained public spaces open to everyone! This helps drive quality and more equity in our community. High reward at low cost. Where adding more strip malls or (please no) lifestyles centers perpetuate the negative aspects of things like inequity and fiscal drag on the community, not to mention eyesores, traffic, noise... Public park space where people can simply be outside without being affronted by some business needing them to buy something is ideal. It's perfect - and encouraging healthy
Comment on Fitness Course	I don't use these, rarely see others use them... if you are going to maintain such places, build playgrounds which are used (because kids make their parents take them there).
Comment on Fitness Course	Helpful, but only if well-maintained.
Comment on Fitness Course	OK if within current boundaries of residential limits

Comment on Fitness Course	I don't see the need
Comment on Fitness Course	cannot maintain maintenance control in an outdoor location with no restrictions
Comment on Fitness Course	These can fit inside many of the other open areas and add a lot of value for outside recreation.
Comment on Fitness Course	No one uses the equipment at the Kiwanis park even though it is nice.
Comment on Fitness Course	Most people never use these
Comment on Fitness Course	Already have. Don't need more.
Comment on Fitness Course	Promotes a healthy life style.
Comment on Fitness Course	These seem to never be in use and seem a waste of land.
Comment on Walls	Looks colonial.
Comment on Walls	If attractive
Comment on Walls	most unfriendly
Comment on Walls	Classic - in keeping with local aesthetic. High quality, high durability, low maintenance.
Comment on Walls	issues and maybe some other issues (for example, around memory care facilities). Can hide parking lots. They need maintenance, though.
Comment on Walls	I can't imagine this in JCC. Maybe a different image would convey the potential better.
Comment on Walls	This is Ok in more urban areas to provide privacy. Looks very nice around WM campus for example. But if more space is available, I would rather see trees.
Comment on Walls	This should certainly be the right of private and public property owners, provided the structures are not eyesores or of low quality materials.
Comment on Walls	why?
Comment on Walls	only when the walls are uniform throughout - not a mixture of brick and wood and metal.
Comment on Walls	It makes a closed in feeling, large city feel
Comment on Walls	Highly depends on the wall! I love the colonial brick shown, but would not like many more modern alternatives.
Comment on Walls	Important that structural elements are appropriately landscaped. In the photo attached the element needs better landscaping due to length and height of hard (brick wall) element
Comment on Walls	when they are serving a purpose other than to keep residents of one area out of the more privileged neighborhood, shopping area or park.
Comment on Walls	Only where absolutely necessary and with a more tradition look as with this photo.
Comment on Walls	If well built with pleasing architectural detail, walls are useful structures that can add to the character of the landscape.
Comment on Native Species	While low maintenance and useful, can become overgrown and unsightly.
Comment on Native Species	Everywhere we candors it.

Comment on Native Species	Like that landscaping is performing two task. Breaking up hard parking elements and improving water quality.
	good in theory, messy in practice, and it requires a TON of upkeep
Comment on Native Species	
Comment on Native Species	MUST have pervious surfaces and areas for wildlife
Comment on Native Species	So important to the health of our landscape
Comment on Native Species	Absolutely yes! Let's revert to natural surroundings wherever possible.
Comment on Native Species	I like the idea as the description reads but it says to rank the "image" and this image looks overgrown and unkempt.
Comment on Native Species	Definitely like this idea
Comment on Native Species	native species are good to have around
Comment on Native Species	People will walk thru it and there will be cigarette butts and trash in it.
Comment on Wooded	Nice hardwood trees add shade and character.
Comment on Wooded	looks the most natural
Comment on Wooded	Trees provide a lot of benefits, especially shade during hot summer months.
Comment on Wooded	If you've got to have parking (and we've got to have parking), then make it pretty.
Comment on Wooded	Shade is so needed in the summer!
Comment on Wooded	Trees wherever possible. Let's reinvigorate Arbor Day to encourage more tree planting.
Comment on Wooded	Trees and plantings create a much more livable and healthier experience
Comment on Wooded	helpful to woldlife.
Comment on Wooded	in the summer here, yes, park in the shade
Comment on Wooded	Everywhere we can do it.
Comment on Wooded	Trees add valuable and necessary shade in this climate and preserve an important natural resource.
Comment on Hardscape	Practical and low maintenance in borders
Comment on Hardscape	As long as we do not encroach on natural a area.
Comment on Hardscape	as much as I love boulders they are not native to this county for the most part, and they cannot be inexpensive to import.
Comment on Hardscape	works well in high traffic commercial areas.
Comment on Hardscape	Not a Williamsburg feel
Comment on Hardscape	Better than all hard surface but prefer more green
Comment on Hardscape	Useful in marshy areas, but reflects too much heat in the environment
Comment on Hardscape	What with paved roads and all we already have too much hardscape which causes too much harmful runoff.

Comment on Hardscape	Rocks and boulders work well in my opinion if they have some water and/or other signs of life nearby. Otherwise too sterile Upkeep is key and I don't know how easy it is to keep the weeds out, etc.
Comment on Hardscape	Rocks and stones are almost a theme here. Definitely fits with the community and works well for water issues.
Comment on Hardscape	become overgrown and ugly in a season. Based on how poorly JCC maintains things like the grass on medians on major roadways (like Monticello) I don't trust the county to keep these up. They will get ugly fast and stay that way.
Comment on Hardscape	save on maintenance cost
Comment on Hardscape	We don't have this type of terrain. Belongs in mountains.
Comment on Landscaping	Looks like it belongs in Florida.
Comment on Landscaping	so costly to maintain, but it is beautiful
Comment on Landscaping	Who doesn't love these? Assuming, that is, that they are maintained. All for it if maintained but again - JCC struggles greatly in this area.
Comment on Landscaping	attractive, good for environment, needs maintenance though.
Comment on Landscaping	I applaud the "bang" of some outdoor landscaping to show effort and appreciation for appearance.
Comment on Landscaping	Lots of maintenance and needs to be watered.
Comment on Landscaping	Landscaping is beneficial (i.e. easy on the eye; relieves stress, inhibits runoff, etc.)
Comment on Landscaping	creating and maintaining beauty in natural form in important in all aspects of community development
Comment on Landscaping	these usually require lots of maintenance and chemicals
Comment on Landscaping	very attractive but can increase the rental rates for maintenance if maintained
Comment on Landscaping	Love it, but with more discrete signage.
Comment on Landscaping	Probably the environmental impact should be the first consideration and the visual impact second.
Comment on Landscaping	Only if native species
Comment on Landscaping	Flowers, bushes and trees make spaces look more inviting and enliven hardscape and pavement.

Engage 2045 Website Comments

Throughout public engagement Rounds 1-3 of the Engage 2045 planning process, residents were encouraged to submit general comments and ideas about the future of James City County through the project website. The website provided two opportunities for comment: 1) an online survey form that allowed respondents to select the top three planning topics of most interest to them and provide an explanation of why those topics were of most interest, and 2) a Share Your Thoughts comment form where respondents could write in comments that would like to share with the Project Team.

The comments provided through both forms are included in the following tables. These are the original verbatim comments provided by respondents. These comments have been reviewed and complement the public input findings gathered during Rounds 1, 2, and 3 of the public engagement process. Round 1 comments were included in the Round 1 Public Engagement Summary Report. Comments provided during Rounds 2 and 3 are documented here. For ease of view-ing, the Rounds 2 and 3 comments are highlighted in green.

Round 1 comments	<div></div>
Rounds 2 and 3 comments	<div></div>

#	Engagement Round	Share Your Thoughts
1	Round 1	<p>I think the county needs to think about building another high school with so many communities opening up. I think it needs to do more to encourage and engage cultural diversity. I also believe we need to have more opportunities for children and places for them to play during the colder months besides the bounce house. Where are the arcades, the skating rinks, more art areas, science activities, skate parks? Where are the free places for kids to be besides the neighborhood park?</p> <p>There are a lot of areas to throw birthday parties and the public pools aren't known. We have a large military community due to being close to several bases but do we hold community events honoring veterans. If we do, that information isn't known. We need to do a better job of letting people know what is going on in this community and engage and discourage bullying in schools.</p>
2	Round 1	<p>How can I sign up for future notices about the JCC Comprehensive Plan?</p> <p>I don't see it on the web page...jamecitycountyva.gov/engage2045</p>
3	Round 1	<p>The parks are really nice-Kidsburg is great for little ones. We should have more walking and bike trails. Less bike lanes on the road, but more trails just for cyclists adjacent. Can 199 accommodate all of the residents? It seems like it's been filling up and there is more traffic than ever before. Is there a traffic congestion plan? We need to deal with that. Is there a plan to have another New Town? New Town is great and would be nicer than having a bunch of town homes plopped down randomly in the outskirts of the County. Overall the County is very nice looking with all the trees. Glad we don't have ugly signs-100 foot McDonalds signs comes to mind. We have a great library but we need one near where the people live. Expand recycling/recycle more things. Need Fios instead of Cox.</p>
4	Round 1	<p>Connecting the Jamestown Settlement to Williamsburg with a paved trail would be a wonderful asset not only to the immediate community, but also the region. This goes beyond cycling, other forms of physical activity can benefit from a paved path.</p>
5	Round 1	<p>Hi, Please include greenway links from Jamestown to Williamsburg. After we ride 52 miles on the Capital Trail, we're hungry, thirsty, and need a place to stay. All 3 of our needs contribute to the local economy. Thanks! Dave Connelly, Durham NC.</p>
6	Round 1	<p>Expansion of the VA Capital Trail into Williamsburg and William & Mary</p>
7	Round 1	<p>Would love to see the Virginia Capital Trail expand all the way to Williamsburg. We are frequent riders on the trail. You just can't beat all the sunshine, exercise, beautiful views of all the history along the trail, etc. Please give us even more wonderful cycling trail. Thank you for your consideration. G. Talbot</p>
8	Round 1	<p>Please provide - better detached bike ways that are separated from the road. Having an elevated flyover over Route 60 somewhere would be prudent money spent. In addition, having a separated bike path from Jamestown to the colonial Williamsburg would be great. Also, having a separated bike path along Riverview Road in the upper county area headed to York "state park" would be a great amenity. And doing all this planning, please try to connect to existing paths they're already developed; there seems to be a lot of disjointed areas. Better cohesive connectivity would make logical sense.</p>
9	Round 1	<p>Any and all bike trails must be able to connect in to the VA capital trail. Make James City County a place where LGBTQA++ folks are free to be themselves and are welcome.</p>
10	Round 1	<p>The county should prioritize protecting and enhancing the natural and historic elements of the area. Despite what some of our political representatives may think, after the constant residential building over the past decades, the majority of people enjoying this area year-round are actually residents and not tourists. Several areas enjoyed by the people who pay taxes here have fallen into disrepair, such as the JCC marina. It is very encouraging to hear that there is a plan to revitalize the marina this year and I hope the county continues to make worthwhile efforts like this. Other beautification efforts would be welcomed, as it is sad to see the litter brought in by tourists. Colonial Williamsburg is also a huge asset to our area, and while many people feel they do not deserve our financial help, we shouldn't be so naive as to think the area would be so nice if they weren't here. Besides, I would prefer the type of tourists who come for Colonial Williamsburg over Busch Gardens or Great Wolf Lodge any day! Finally, quality education should be emphasized, as more and more families with children come to the area. Raising good citizens who can give back to our community is always a smart move. I don't think there needs to be as much emphasis on driving business in the area anymore as there are new stores and restaurants opening almost monthly. Businesses are coming here because people with disposable incomes are moving here. So focus on the reasons why people are moving here - the natural and historic beauty of the county.</p>
11	Round 1	<p>Many roads need widening so that non-motorized vehicles can travel safely along with cars and trucks. Some examples include Route 612, Longholl Road, west of Humelsime Parkway, and News Road.</p>
12	Round 1	<p>JCC (Williamsburg) is a wonderful place to live. This is not by accident. It is through planning. One area I don't see mentioned and I believe is a significant planning oversight in a 25-year plan is the future of transportation, autonomous vehicles, the need for BEV charging facilities, the significant reduction in the need for parking lots. JCC has done nothing in this area and there is enormous potential advantage of included in your future planning.</p>
13	Round 1	<p>Please don't make us into another Newport News/Denbigh area. We love the rural charm and beauty of JCC. You are already overbuilding and have more home construction going on than our roads can support. We also have an abundance of empty buildings for our size community. You are destroying what brought folks here to begin with. Soon we will be way overpopulated and folks will be moving on to New Kent or somewhere else for the rural charm they've lost here.</p>
14	Round 1	<p>Preserve our rural farmland. Stop allowing developers to build giant housing developments on every square inch of the county!!! Our schools are already crowded- Building an elementary school will not address crowding at the high schools.</p> <p>Our county is desirable because of its rural nature.</p>

#	Engagement Round	Share Your Thoughts
		<p>Too many empty shopping/retail centers already. Instead of allowing new retail areas, how about we fill up the ones we have that sit empty!?!?</p>
15	Round 1	<p>I moved here from Northern Virginia. Northern Virginia would be a nice place if it weren't for all the traffic! I enjoy the Williamsburg area very much, but I am afraid that there is too much sprawl and this will lead to bad traffic and high infrastructure costs in the future. I would like the comprehensive plan to focus on creating communities that are walkable and have lots of space for people to meet and mingle. I would especially like to see affordable passenger rail service to Richmond and Washington and to Virginia Beach. I love all the parks and recreational opportunities here and I hope the county will continue to support those. Thanks for the opportunity to provide input.</p>
16	Round 1	<p>Over-development is a huge threat to the tranquility of our area. I would like to see priorities that include limiting development, and preservation of green space. We love the small town feel of our community and do not want it to become like northern Virginia (i.e., traffic, congestion).</p>
17	Round 1	<p>please sign me up for emails</p>
18	Round 1	<p>I am writing to advocate against building on the area of land on Monticello Avenue across from Wendys and adjacent to the shopping center with the Duck Donuts. With so many commercial storefronts that are empty currently, I do not understand why more greenspace needs to be destroyed, especially in an area where traffic can at times be precarious. The merge from 199 to Monticello towards News Road can be horrendous, especially mid-morning and early evening. If there is to be more retail space erected, please consider infrastructure modifications to accommodate for the increased vehicular traffic.</p> <p>Thank you,</p> <p>Adam Otstot</p>
19	Round 1	<p>WATER QUALITY AND ACCESS TO THE JAMES RIVER AND ITS TRIBUTARIES</p> <p>My name is Barry Marten. My wife and I live in Powhatan Shores with access to the James River from our back yard via Powhatan Creek. Good water quality and public access to the James River and its tributaries provide recreational opportunities that have a positive impact on the quality of life of County citizens as well as the county's economy.</p> <p>I think that any future decisions on environmental and land use issues in the updated comprehensive plan must include efforts to improve water quality and increase public access to this important local natural resource.</p>
20	Round 1	<p>Why we need a new library</p> <p>My name is Barry Marten. I am a 40-year-plus resident of the county and have had a library card for many years. I see the Williamsburg Regional Library as a valuable resource on which the intellectual and economic health of our community has depended and will continue to depend on going forward.</p> <p>The Williamsburg and James City County library buildings just do not offer sufficient open, flexible public spaces to accommodate 21st-century library functions that are expected to provide greater access to more programs, services, and hands-on learning experiences for ever-increasing numbers of diverse users in all age groups.</p> <p>That is why I think a new library must be an integral part of the County's updated Comprehensive Plan.</p>
21	Round 1	<p>STOP the retail shopping centers. There are so many vacant storefronts as it is. We moved here for the quiet, smaller town feel and it's losing that charm. More parks and green space!</p>
22	Round 1	<p>Retail Development - Current, ongoing construction and future retail infrastructure growth exceeds supportable needs. Vacant storefronts are excessive. Retail per square foot rental rates appear to be excessive for small town USA. While it's impractical to pause new retail space expansion under construction or contracted to be constructed, there should be a multi-year pause on approving additional construction. Let population growth continue and reduce retail vacancies for several years before considering new retail space approvals. Supply exceeds supportable demand.</p>
23	Round 1	<p>I share the concerns of other County residents about the preservation of rural land. While some growth and construction are inevitable and desirable, it is important that it not be runaway growth that harms the beauty and rural character of James City County. I very much appreciate the extensive farmland and forest in James City County and I believe we should conserve them.</p>
24	Round 1	<p>Hello. Thanks for listening! I may be in the minority in not having a problem (or at least feeling ambivalent) about the recent quick growth in JCC. However, I do worry whether we have the infrastructure to continue to support this growth and additional growth! It seems like traffic is getting worse in many places (esp. Monticello Ave and parts of 199) and I'm especially worried about this given that there are no easy ways for most people to commute other ways such as by bike. For example, I live about five miles from campus (where I work) and I'd love to bike, but I don't feel there is any safe way to do so. I'd love to see greenways put along major roads (such as John Tyler and Ironbound between John Tyler and Monticello) and also a safe way for bikers and walkers to cross 199. (It feels like taking your life into your own hands to try to cross on the North side of Monticello even though there's technically a sidewalk there!!) I'm not sure what happened to the Greenways Master Plan, but I think we need to make it a priority to update and execute this plan ASAP. Ideally, we'd also be able to connect additional neighborhoods to existing parks and trails (such as Powhatan Creek trail and the Capital Trail) and consider the best places for crosswalks at intersections. I'd also love to see more resources going to parks and recreation more generally. I'm not sure what (if any) options we have given all of the private development in the area, but I'd love for citizens to have more access/walking trails along the rivers than we do now. And, given how hot it gets in the summer, I'd</p>

#	Engagement Round	Share Your Thoughts
		love for one of our parks or plazas to have a (free) splash fountain for kids to play in. Not all residents are able to live in neighborhoods with pools and trails, etc. and I think it should be a priority to ensure that all of our residents can have access to this type of recreation. Also, I'm not sure what we see as the central hub of JCC but I think we could beautify our area a bit by thinking more about public meeting places and fountains, flowers, etc. Again, I may be in the minority here but I'd be willing to pay a bit more in taxes to have more public amenities and to create more "community character" as you say. I frankly feel we're lacking in that when I compare JCC to other communities, say, Williamsburg proper or Yorktown. Finally, in terms of economic development, I'd like the county to find a way to encourage not only "big box stores" but also more small, independent businesses, including indepedent food vendors. Thank you for your time and efforts! Erin Hendrickson
25	Round 2 and 3	Reduce school central office staff. Put money into classrooms.
26	Round 2 and 3	<p>I consider our Parks and the VA Capital Trail as two of the bigger assets in our community. Both promote enhanced quality of life for our residents and they promote JCC as a community that embraces Health & Wellness ideals.</p> <p>Prior to the COVID 19 outbreak both our parks and the VA Capital Trail had been highly utilized and now in this new era - usage/demand for outdoor recreational facilities in particular has skyrocketed. It has been reported that usage of the VA Capital Trail in has seen an increase of 65%.</p> <p>Consequently - because of these factors, I recommend that we consider the construction of a spur/connector from the VA Capital Trail into Williamsburg City Limits and William & Mary's campus. It is my belief that this would be wise investment for the following reasons - 1. having such a spur/connector will capitalize on an already immensely popular trail which will encourage even more usage, 2. such a trail spur/connector will promote another means to accesses amenities/services that Williamsburg and William & Mary has without the use of car, 3. having such a spur/connector will likely spur more economic growth of our local businesses, 4. it will enhance the property values of homes and business that the trail runs near, 5. it will support the growth of recreation based tourism, and 6. it would further promote JCC as a community that embraces Health & Wellness.</p>
27	Round 2 and 3	<p>The Colonial Parkway, from Jamestown to Yorktown, is one of our region's primary cultural and recreational assets. But unfortunately, the Colonial Parkway is a deathtrap for walkers, joggers and bicyclists.</p> <p>As an avid bicyclist, I urge the local jurisdictions to propose and work with the National Park Service and VDOT to design and build a paved walking/jogging/biking trail parallel to the Colonial Parkway, for its entire 23-mile length.</p>
28	Round 2 and 3	I would like to see the former CW Country Road to Carter's Grove be reopened as a bike/hike trail, and connected to the Colonial Parkway. I would also like to see a bike trail alongside the Colonial Parkway, Also, in general, more bike trails.
29	Round 2 and 3	We need to reduce growth outside of the PSA as much as possible, and bring active transportation solutions within the PSA, such as bike lanes, multi-purpose paths/trails, and vertical (not horizontal) growth. The county's economy is not driven by franchised business, it's driven by tourists. Tourists come here and do not want to see over-development, they want to see the beautiful rural areas mixed with smartly planned urban areas. If we start to look like Anytown, USA, tourists will stop coming here. Active transportation growth and reduction of development outside the PSA will make our communities healthier, more attractive for tourists, and probably produce better economic results.
30	Round 2 and 3	interested esp in housing, transportation, environmental issues, population needs
31	Round 2 and 3	We need to stop cutting down so many trees. One of the things that makes JCC so great is how forested it still is.
32	Round 2 and 3	<p>Need more affordable housing. Too many expensive developments exist and are being added. There should be homes available for individuals and small families that are less than \$1,000/month.</p> <p>Also, we have a lot of green spaces, let's add more and connect them with bike lanes.</p>
33	Round 2 and 3	Education, education and education. Provide students with rich spectrum of extracurricular activities. Attract experienced STEM teachers (school and College instructors with deep knowledge and passion for advancing science) to organize Math, Physics, Chemistry, Chess, and Robotics clubs. To make it more efficient, combine clubs from different schools into one, thus creating more populous, powerful and diverse communities. Revive passion for science. Collaborate with W&M, TNCC, etc. Prepare kids for serious national and international competitions. Turn it into town's signature, put WJCC schools on the national and world map.
34	Round 2 and 3	I attempted to fill out your citizen questionnaire but it will not let me proceed past affordable housing.
35	Round 2 and 3	Please reconsider the zoning designation for the WindsorMeade / Monticello Avenue area. As anyone who drives through that part of the county will tell you, there is a high volume of traffic and significant travel delay as it stands today. Adding more shops and creating a new flow of traffic that includes an altered stop light pattern to allow for entry into a new shopping area will be detrimental for those who travel that road daily. That area also boasts one of the highest incidents of car crashes in the county. The goal of the Comprehensive Plan was to keep Monticello Avenue a green corridor to the city. Keeping the small strip of residential land in its current state would be a perfect opportunity to do so while greatly improving the lives of those who have to travel there daily.

#	Engagement Round	Share Your Thoughts
36	Round 2 and 3	<p>Keep the green space</p> <p>More parks</p> <p>No more hotels or restaurants!! No strip malls</p> <p>We have enough retail</p>
37	Round 2 and 3	<p>Hello,</p> <p>I live on Jamestown Road, and I've noticed there are no bus shelters at any of the bus stops west of the SR 199. Most of the incidents I've witnessed have mainly been on Jamestown road, there are many bus stops all over the county that have the same resemblance. While driving home one night, I watched a WATA bus drive past a women waiting at the stop. When the driver realized they missed someone, they slammed on the breaks so the woman could board the bus. Not only was it dark outside, it was raining too.</p> <p>I've seen employees of the White Oaks assisted living facility waiting for the bus in inclement weather with no shelter, and a man using a flashlight to catch the attention of the bus.</p> <p>In the city of Williamsburg, I've noticed there are far more bus shelters than in James City County.</p> <p>I'm concerned about the message it sends to our residents who don't have a car or cannot drive. The message I perceive is that our county doesn't care about these people, especially when some bus stops are posted in the dirt.</p> <p>I hope through this initiative that James City County will install lighted bus shelters at every bus stop for the safety of our residents who use public transportation.</p> <p>Thanks for your consideration.</p> <p>Nohea Lloyd</p>
38	Round 2 and 3	<p>My husband and I have lived on Forge Road in Toano for over 40 years. I continue to promote the importance of preserving the rural lands in the upper county for several reasons. The area has a rich historical heritage, with being the site of the Revolutionary War shipyard, and numerous Civil War skirmishes. The upper county also has a rich agricultural heritage which is still evidenced by the number of horse farms, commercial horse stables, and working crop farms. This area provides the ambience that many people seek when they move to JCC. Importantly, the rural lands are an economic driver for eco or agri-tourism. It is also an area where Little Creek Dam Park and Brickyard fit well with these RLs. Further with the designation of Toano as a historic site it is even more important to have the preservation of RLs complement this setting.. This area is a treasure for all JCC residents.</p>
39	Round 2 and 3	The landowner should be the one making the decision regarding the usage of the land. Should the county want this land for other purposes, they should provide a fair compensation to the owner on par with what a private purchaser would offer.
40	Round 2 and 3	<p>My wife and I are new residents to Williamsburg / James City County. we are building a home in Westport and currently renting off Longhill Road.</p> <p>i just wanted to compliment the planning thus far regarding green space, water drainage, and care of the parks.</p> <p>We lived in Sandbridge, Virginia Beach the last 13 years and in Ghent, Norfolk the prior 23 years.</p> <p>I would just offer a warning re overdevelopment as we saw first hand the issue with taking over the marsh / wetlands with housing and changing the absorbing areas for drainage of water to concrete / asphalt / swimming pools in yards and the worsening of runoff and flooding as a result in both Norfolk and Virginia Beach.</p> <p>Elevations higher here, but we need to beware of the future issues if open areas not maintained for beauty but also for practical issues. I completed the survey you sent.</p> <p>Great job, Ed Robey</p>

#	Topics (top 3 interests)	Why
1	Community character,Growth and development	Growing and development of the community is vital in just that - growth and prosperity. Without that, none of the other topics listed can happen.
2	Growth and development,Community character,Public safety	These are more the proper role of a democratic government than providing housing and social services and other topics.
3	Growth and development,Other,Housing and neighborhoods	This community's growth is not being planned in a way that maintains its character and quality of life. The lack of planning is already obvious and abundant (empty store fronts, constant school rezoning, stagnant real estate while multiple massive apartments abound etc.). While there have been some obvious positive improvements, the aspects of Williamsburg that make it special and appealing are consistently being stripped away in favor of creating more lifestyle centers while others stagnate, adding apartments to bring in the lowest income transplants to drain services while providing the least resources, and basic common sense infrastructure planning (schools, roads, water services) are being neglected in favor of what I'm not sure. Growth should be organic, not forced and subsidized by the tax payers. Without the proper planning and funding for common services already in need (roadside care, police force for road/community safety, planning growth in existing school districts that can are not at/near full capacity without constant redistricting/busing of students) - this community is fated to lose everything that made it a special place to live. In short, less "growth" of population is more. It will reap the rewards that I believe are ultimately being sought - but organically, and for all, at a slower pace but surely lower cost and not to the detriment of the way of life of the people who have helped make this community the great place that it is. I look forward to these open meetings!
4	Growth and development,Community character,Other	As a fairly new (within five years) James City County resident, I love this community and have a great interest in supporting it while preserving its natural beauty. As a Dominion Energy employee, I am also curious to see if you would be interested in having a representative from the electric utility supplier to be a part of the Comprehensive Plan Team. If the plan is to grow the county, meaning adding additional housing and businesses, having the perspective of Dominion Energy would be important. We could share how we can best support your mission.
5	Growth and development,Rural area protection,Jobs and businesses	I have lived in regions that rural areas have just about disappeared, leaving the community with little to no outdoor natural space. Growth and development are important but let's start with remodeling what already exists as opposed to building new and taking over what little land and nature remains. Jobs and businesses are at the heart of any thriving community, without them, growth comes to a stand still.
6	Growth and development,Public safety,Jobs and businesses	To protect local businesses but also encourage new businesses to consider our community for jobs
7	Rural area protection,Community character	We moved here for the rural and relaxed feel and very much hope it can be preserved. We are particularly keen to see the area around I-64 exit 277 remain rural --- please don't over-develop the area.
8	Rural area protection,Jobs and businesses,Water resources	James City County is a beautiful place and I want to see it retain it's beauty and rural areas while also offering opportunities for some small businesses and jobs. In the next 20 years I would like to see James City County have it's own water resources and not rely on others.
9	Growth and development,Other,Housing and neighborhoods	Growth and Development: Over the last 20 years, the population of James City County has doubled. According to the previous county administrator, under existing zoning an additional 15,000 new homes can be constructed. This would generate at least another 20,000 cars on our roads. Is this the future we desire? Do we want to live in just another suburb with subdivision after subdivision filling in our farms, open spaces and woods? Housing and Neighborhoods: As stated above, I fear we will see one subdivision after another filing in every available space, first in the Primary Development Area and then in the more rural areas of the county. This is not the quality of life we desire. Runaway development does not create a quality community. Just look at Newport News and Hampton. Other - Tourism - A large part of the charm of our community is the history, restaurants, shops and stores that contribute to our community. These are popular with tourists and it was this tourist environment that many residents enjoy or find their jobs and income source. I have spoken to dozens of tourists to the Williamsburg area, both here in town and while visiting other locations around the country. As soon as I mention where I am from, they weigh in with their opinions of our community, both pro and con. But the most frequent concern I hear is that the community is getting too overcrowded and is turning into a suburb. Several people have said something to the effect of "Why come here on vacation when I can visit a (suburb) where I live." So while Colonial Williamsburg and Merchants Square businesses are concerned with parking, marketing the area and ticket sales, tourists are disturbed by the surrounding community and its uninviting traffic and loss of tourist friendly facilities. Even Richmond Road, once reserved for tourist-oriented services, is now dotted with automobile-

#	Topics (top 3 interests)	Why
		oriented services. Some may say that is a concern of the City of Williamsburg. But James City County is not an island. We are part of a market area that includes three different municipalities. And we are all tied together as one community that is historic, attractive and popular to visitors from around the country.
10	Parks, recreation and greenways,Transportation,Growth and development	I would love to see more bike routes in James City County. At a minimum, there should be an extension of the Virginia Capital Trail that currently dead ends at Jamestown Settlmnt to both Williamsburg & Yorktown. I have ridden on the Colonial Parkway several times and on weekends it can be very dangerous. There is also no easy or safe way to cycle to the train station in Williamsburg. That is a huge problem as far as getting to or from the Historic Triangle area by bike. Thank you!
11	Parks, recreation and greenways,Water resources,Transportation	I have seen many positive outcomes of the VA Capital Trail for our community. It has increased my quality of life and has brought vitality to our region. I know once it is connected to Williamsburg via the Birthplace of America Trail it will benefit business (and future) businesses along the Monticello Corridor. Amenities like trail systems also support concepts of Recreation Destination Tourism & Wellness Based Communities which makes it more desirable in JCC
12	Growth and development,Housing and neighborhoods,Jobs and businesses	Because I believe there's been so much growth here in the past 8 years that schools arent keeping up, businesses are shutting down yet more buildings get built. With tons of stores already empty, why tear down trees & make traffic worse when stores already sit empty? Maybe make tax & rent more affordable for businesses to actually stick around? Tons of apartments & housing communities have been built also, yet only 1 new school, a middle school. Crowding is becoming a problem, especially in the elementary schools. Just one of the reasons I now homeschool my youngest child. I still have one in high school though...
13	Growth and development,Parks, recreation and greenways,Housing and neighborhoods	The area will grow and there should be a comprehensive plan in place to manage it, including housing and recreational green spaces.
14	Housing and neighborhoods	The county should plan to expand options for special needs populations, affordable housing, and those who are homeless.
15	Growth and development,Housing and neighborhoods,Water resources	The topics above are important to me because I want to see JCC continue to grow and be a welcoming and exciting place to live. I want this to be a place that young families can come to and thrive. I am definitely pro-development and growth, I want to see JCC use more common sense development. I also want to see JCC take control of their water supply in the future. Without necessary water there will not be any growth.
16	Rural area protection,Parks, recreation and greenways,Other	We moved to JCC for the rural and natural land. We like the small town feel. We don't want it overdeveloped or to become a long barren, strip mall. I also want special emphasis placed on increasing the quality of the public schools and libraries, which oddly wasn't a choice.
17	Growth and development,Water resources,Jobs and businesses	I believe we need to continue to grow and not go stagnant. We just need to manage that growth
18	Community character,Water resources,Rural area protection	JCC is rapidly succumbing to for profit development and too much concrete. Water has become frightfully expensive and is not regarded as the precious resource that it is. Once the rural greenways are lost to yet more development, there is a high ecological price to pay. We are not taking the needs of future generations into account in the decision making.
19	Rural area protection,Water resources,Housing and neighborhoods	Protecting and securing water resources can be important to growth. Since so many people come here from higher population areas, protecting rural areas , the reason many people come here is important. It can also go back to protecting water resources since ground water in areas that are rural are important to protect! Safe clean AFFORDABLE housing will help keep the character of the community as well as help with the safety of the community. By affordable, I believe we need housing for people and families who earn only \$20,000-\$30,000. a year. These people work in fast food, clean our hotels, and may work with landscapers, etc. If we want a safe healthy community, where the current character of the area is preserved, we need to have housing that will allow low income people to have dignity without taking all of their pay to live.
20	Growth and development,Community character,Rural area protection	While basic services will always be important, they also tend to receive steady policy and financial support. Preservation of community character and open space/ rural lands preservation can too easily be neglected unless steady community and organizational support is put in place and maintained. Once community character and open spaces are lost, they cannot be recovered. The County organisation needs to assign steady and consistent funding and staff support to drive programs to address these issues. Inconsistent, on and off support is not effective.
21	Rural area protection,Jobs and businesses,Housing and neighborhoods	New businesses and thus jobs should be created, especially in Upper James City County, before government starts approving new housing. Without the businesses, you just have workers commuting to Newport News or Richmond,

#	Topics (top 3 interests)	Why
		<p>When rezoning and approving new housing; rural lands should be protected as much as possible. Too much quick development approved for eager landowners should coincide with the development of new businesses and job creation.</p> <p>The recycling debacle is proof of poor government foresight. Will our taxes decrease because recycling is no longer in the budget?</p> <p>Less government is always better. Stop approving tax hikes for poorly run enterprises and let's get input from the public in the future.</p>
22	Growth and development,Rural area protection,Water resources	Growth and development in our area has taken precedence over wise use of land and natural habitat. We are loosing pollinators, wildflowers, trees, and not protecting the watershed.
23	Growth and development,Community character,Parks, recreation and greenways	growth should be regulated in order to preserve the charming character of williamsburg.
24	Rural area protection,Transportation,Water resources	One of the reasons we were attracted to James City County was the rural lands close to a small town. I am concerned that there is too much development of lands for retail businesses when there are plenty of commercial vacancies. Perhaps a tax incentive to encourage developers to repurpose existing commercial buildings can help preserve the green space that is important to quality of living.
25	Growth and development,Social services,Housing and neighborhoods	<p>I think you've chosen eleven really significant topics. Supporting our seniors with high quality residential facilities and outstanding medical facilities is key to our continued growth. The aging population will help drive out local economy.</p> <p>Connections with the leadership and expertise of our local military installations and connecting W&M with the military and vice versa is key to our local success.</p> <p>CW will have a hard time being viable without new programs that attract visitors. They'll need to develop large annual events to bolster the revenue loss from lagging ticket sales. They need to bring in international conferences, tap into the \$8 billion kids travel sports, the recreation vacations that include road races, and they need to re-invent themselves as young adults no longer admire the story of the Colonial life.</p> <p>Our K-12 public schools are average. They do not offer to specialties, opportunities, tracks that are offered in Richmond and Northern Virginia. This deters talented professionals from living in Williamsburg and keeps tech companies from investing. We have to invest in the content in our schools. We cannot afford a 4th high school or new middle and elementary schools. Brick and mortar will continue to be a big price ticket as building costs skyrocket. Spend money on hybrid classes, online classes, experiences beyond Williamsburg.</p> <p>JCC is a microcosm of America's widening income gap between working poor and upper class. Where some own multiple million dollar homes, others just a mile away struggle to pay to keep the heat on in a 100 sq foot home. Local tax incentives for improvements to homes under 2000 sq feet would boost economy, build equity in a similar way that wealthy citizens do.</p> <p>W&M will be the largest driver of success unless CW makes major changes as described or a new business moves in. W&M needs to grow with more students taking hybrid and online classes, studying away from campus but paying tuition to main campus.</p>
26	Water resources,Rural area protection,Community character	to maintain what is the character of Williamsburg and James city county that made us move here plus water is important to life
27	Growth and development,Community character,Water resources	These are all important and should be addressed, but overall growth could threaten what's special about JCC, and protecting community character is one good way to control growth. Water resources especially need to be planned for, far into the future, or everything else becomes irrelevant.
28	Growth and development,Housing and neighborhoods,Jobs and businesses	The three I chose impact each other. With growth and development housing has to be considered specifically affordable housing. One barrier to each is job opportunities in the area.
29	Growth and development	If you look at the passed uncontrolled growth in the Hampton Roads area you will see one immediate impact: TRAFFIC ... everywhere!! The uncontrolled, irresponsible spread of housing developments with little regard to the impact on infrastructure, traffic, schools, crime, and general enjoyment of those given areas has been irreparably changed. Is that what we want for Williamsburg??! This type of urban sprawl will lead to an ‘ants on a hill’ community which will set in motion the destruction of Williamsburg’s charm and beauty.

#	Topics (top 3 interests)	Why
		Please ... take steps to ensure this does not happen. Once the damage is done, there will be no going back.
30	Community character,Parks, recreation and greenways,Water resources	Williamsburg is a beautiful relaxing fun place to live and has character. It is time to slow down development, if I wanted over crowding, traffic congestion, unengaged neighbors and community I would have stayed in Northern Virginia.
31	Growth and development,Public safety,Jobs and businesses	We need controlled growth. The roads cannot handle the trffic now. Safety of residents is always important. And folks need jobs to earn money and feed their families.
32	Growth and development,Rural area protection,Parks, recreation and greenways	We need to preserve our farm lands and encourage more local growers. The Williamsburg Farmers Market is such an amazing event in our town. It would be a shame to see that disappear due to the over development of our rural areas.
33	Community character,Parks, recreation and greenways,Rural area protection	Because in my life time (b. 2002) the place I call home has been overly developed where the county thinks has the most potential, designating places like Grove and Norge to either fall apart or be torn down and rebuilt. We don't want more cookie-cutter shopping centers, we don't have the capacity in our already entirely huge school system to accommodate more pop-up instant neighborhoods. Just fight to make what we already have nicer. Renovate the old Brass shop shopping center. (Also, somebody at the top should have offered to help the old lady who owns the place after it burned down.)
34	Rural area protection,Parks, recreation and greenways,Water resources	Nature is the best medicine for our mental and physical well-being. Our county has already approved too many developments and when we are built out, the traffic will be more insufferable than it already is. Our water table is dangerously low. We should buy more development rights before it is too late.
35	Rural area protection,Water resources,Transportation	I live right at the edge of Norge and Toano. I enjoy having the rural areas like the Forge Road corridor readily available, but also be fairly close to the more built up areas of the county for shopping and entertainment, yet I find it always difficult to bring myself to go "further into town" than the Lightfoot area since the New Town/Settler's Market area is so overwhelmed with traffic. Water resources are hugely important as this area's depletion of the aquifer puts us in imminent danger of exhausting this precious and very necessary resource. As such, I believe we need to start moving away from allowing additional housing to be built in the further Western parts of the county. While these areas are now mostly not within the PSA, as we've continued to build out West, we have continued to add these more rural areas to the PSA. Having said this though, the one thing I'd like to advocate for in terms of additional building/attraction is for a movie theater in the Western part of the county. As I said, I find it frustrating to go down to the current theaters, even though they're not that far. Public transport is also quite terrible. I was shocked when I came to live in this area almost 15 years ago and discovered the bus lines only run in one direction, most lines take at least an hour to run the circuit, and transfers can only occur in very limited locations. As far as I can tell, this has hardly improved in all that time. Additionally, this would have to be a serious regional approach, but a high-speed commuter train line, much like The Pulse rapid transit line in Richmond or The Tide light rail system in Norfolk, running from Hampton up the Peninsula through Richmond and on to Charlottesville would be so helpful for traffic on 64. I work in downtown Richmond, with people who come from all over the state, and this would be such a boon, considering most cooperative commuter traffic into Richmond is designed for the 95 corridor. JCC also has so many residents than work to the east in Newport News and Hampton, the train could be another avenue for commuters to get to work in that direction as well.
36	Parks, recreation and greenways,Transportation	I consider the best amenities of JCC is having access our quality parks and bike trails. The VA Capital Trail in particular enhances the quality of life of our residents and promotes James City County as a Health & Wellness community and destination. I urge for further trail enhancements and the development of a spur/connector of the VA Capital Trail into Williamsburg City limits in particular. Having such spur/connector into Williamsburg will undoubtedly benefit out local business, foster tourism, increase property values, and promote alternative forms of transportation.
37	Parks, recreation and greenways,Water resources,Jobs and businesses	Provides local communities with nearby activities without having to travel distances. Creates a possibility of more family friendly opportunities to gather and connect. Job and business are important for retaining existing residents and variety for a diverse community.
38	Parks, recreation and greenways,Transportation,Jobs and businesses	I'd like to first addressthat I think James City County should be planning for a future that is not dependent on automobiles for transportation. A great addition would be planning for building more trails, sidewalks, bike lanes, and transit accessibility. The COVID-19 crisis has highlighted the need and desire for residents in JCC to be able to spend more time out of doors. Since March, the use of existing Capital Trail segments has increased by over 65%. In James City County specifically, that usage increase is close to 80%. Given the community's connection with existing trails, James City County has an opportunity to become a leader in the state and nation in regards to public transit alternatives. It will also provide opportunities for jobs and

#	Topics (top 3 interests)	Why
		<p>economic development-- as businesses continue to spring up around the trail and cater to the cycling community.</p> <p>Currently I live 5 miles from my place of employment and, as an avid cyclist, I would love to bike there. However, no safe/car-free route exists. After almost two accidents, I have determined it would be unsafe for me to continue to attempt to bike until a separate path is built.</p>
39	Parks, recreation and greenways,Transportation,Social services	I believe that William and Mary students could best benefit from increased connectivity through sidewalks, greenways and trails. Most students do not have cars, so connecting them to the Virginia Capital Trail would provide an incredible opportunity for improved mental and physical health and recreation outdoors. The benefits would not just extend to students however, because trails bring economic development in the form of bike tourism and trail related businesses. James City County is poised to take advantage of this if they better connect Williamsburg/the College of W&M to the VA Capital Trail.
40	Growth and development,Community character,Parks, recreation and greenways	I think james county should work to update and expand the development of road and walkways designed for pedestrian use in order to encourage interest in sustainability and the outdoors.
41	Parks, recreation and greenways,Rural area protection,Water resources	Open space is good. Green space is great. Watershed protection by keeping rural areas undeveloped is important. As a biker, I like the Capital Trail but hesitate to bike there on JCC roads. A bike trail spur into W'burg would be dandy, or continuous bike lanes leading from W'burg to Capital Trail.
42	Transportation,Parks, recreation and greenways	I think having the availability of non-car transportation would be excellent for both the county and the environment. As a student at William and Mary, I know new trails would come to great use. A future where people can use sustainable transportation is one we definitely should work towards as it will benefit both people's body's and our environment.
43	Transportation,Social services	I wanted to let you know that I think James City County should be planning for a future that is not dependent on the automobile for transportation and should begin the process of planning and building more trails, sidewalks, bike lanes, and transit accessibility. This is in the best interest of the residents of the county.
44	Parks, recreation and greenways,Growth and development	I wanted to let you know that I think James City County should be planning for a future that is not dependent on the automobile for transportation and should begin the process of planning and building more trails, sidewalks, bike lanes, and transit accessibility. This is in the best interest of the residents of the county.
45	Parks, recreation and greenways,Transportation,Growth and development	As a student at William and Mary, I often wished there were more accessible bike trails going to and from the campus to the rest of the Williamsburg area. Lacking a car and wanting to support sustainable ways of transportation, I would have used the trails very frequently. I believe if you expand your trails to include the college campus, you would not only help the environment by encouraging biking over driving but also bring more student business to the outer Williamsburg area.
46	Parks, recreation and greenways,Other,Rural area protection	<p>we need areas that are safe, beautiful, environmentally friendly, and encourage exercise</p> <p>I wanted to let you know that I think James City County should be planning for a future that is not dependent on the automobile for transportation and should begin the process of planning and building more trails, sidewalks, bike lanes, and transit accessibility. This is in the best interest of the residents of the county."</p> <p>Thank you for helping to advocate for Trail expansion and connection in James City County!</p> <p>With much gratitude,</p>
47	Public safety,Transportation,Parks, recreation and greenways	<p>I would love to access the area by bike now that the Cap Trail is part of us, but there aren't places I feel that I can safely access in the towns that the trail connects.</p> <p>We often speak of riding to Williamsburg and spending the night, but I wouldn't know how to safely navigate around Williamsburg on a bike.</p>
48	Growth and development,Housing and neighborhoods,Rural area protection	These are the areas that, if not managed carefully, will lead to over development. We see this beginning already, with many large housing projects already approved.
49	Growth and development,Rural area protection,Community character	James City county is a special place because of its history, natural beauty and rural lands. My greatest concern is the uncontrolled growth in both residential and retail development which has caused crowded roads, loss of green space and endless empty retail locations. Without a better plan that considers the additive growth vs an eye on only individual projects we will end up with the same issues we are now experiencing on Monticello, Longhill Road and soon Lightfoot Road/Richmond Road intersection.
50	Transportation,Housing and neighborhoods,Growth and development	We need to integrate WJCC into the greater Coastal Virginia area. The entire metro area needs to start working together with a unified vision. There is no reason we shouldn't have mass transit that goes from the ocean front to Busch Gardens..

#	Topics (top 3 interests)	Why
51	Public safety,Social services,Jobs and businesses	With the predicted rise in population size and increase in age, I am concerned with 1) public safety (more people will naturally correlate to more crime), 2) social services (instead of only increasing policing to combat item 1) I would like to see greater access to continuing education/vocational training, health care (especially for our aging population), and more community programs like youth and adult sports, clubs, etc.), and 3) Jobs and businesses (sufficiently compensated residents are happy, productive citizens - JCC must cultivate rewarding, healthy, and resilient business growth). Thank you to the county government for their transparency and openness to communal feedback
52	Transportation,Public safety,Parks, recreation and greenways	I think James City County should be planning for a future that is not dependent on the automobile for transportation and should begin the process of planning and building more trails, sidewalks, bike lanes, and transit accessibility. This is in the best interests of the residents of the county. Thank you for your consideration of my suggestions. Ms. Talbot
53	Growth and development,Parks, recreation and greenways,Water resources	<p>The water has many contaminants that need to be dealt with, as soon as possible.</p> <p>I think that the area has been stuck in a rut of the past and focused on tourism for too long of a time, and parks and new businesses are the surest way to fix that.</p>
54	Social services,Water resources,Transportation	Support of low income people and their ability to live here and get to work affordably is very important.
55	Water resources,Rural area protection,Parks, recreation and greenways	We must protect our water and tree/open space resources in order to maintain life on earth. Humans need an open and clean green environment in order to thrive.
56	Social services,Jobs and businesses,Water resources	As a mid-Atlantic transplant, the success of the area will be moving away from traditional sources of interest (W&M alum and CW) and toward more traditional and affordable midAtlantic tourism (boating, sailing, trails, relaxation, traditional craft building, bird sanctuary.) But as a homeowner, I am concerned about the longevity of structures and community sustainability.
57	Rural area protection,Growth and development,Parks, recreation and greenways	I am concerned in preserving green space in considering growth and development in the county. I see York County developing/ rezoning arable land to housing along the border with JCC, and am concerned that development in JCC be conducted in manner that preserves the existing rural/agricultural nature of the county.
58	Rural area protection,Growth and development,Community character	When we moved to the county 10 years ago, we were enticed by the gentle balance of respect for history, natural beauty and growth and development of housing and business. Our fear is that the natural areas have become prime locations for affluent suburban development, causing stress on roads, water run-off and natural spaces like parks and greenways to be absorbed. Our road, once "walkable" has become a speedway for new home owners and Amazon trucks, landscape trucks and all the people who are not sensitive to the impact of their living patterns on the environment beyond their subdivision. Our rural designation has been impacted by this change tremendously, and we have experienced a diminished quality of life (particularly wild life) on what was once a calmer road. We are not opposed to sensitive and thoughtful development. We'd like to be a part of the conversation about a balance between history, green space and development as it relates to the quality of life for more than just people of means who can afford to influence the decisions of development.
59	Community character,Jobs and businesses,Public safety	The way JCC grows will define its character and principles. That character should include, but not be limited to promoting an environment friendly to all business opportunities that promote financial stability and growth, with a tax structure and budget that is financially sound and attractive to new residents. This "character" should draw families who look to balance productivity, quiet home lives, and a confidence in public safety & services.
60	Growth and development,Parks, recreation and greenways,Community character	I am interested in contributing and supporting the continued growth and relevance of Williamsburg, VA.
61	Parks, recreation and greenways,Transportation	It is my opinion that James City County has the capacity to be recognized as one the top livable and wellness based communities in the State of Virginia and the Mid=Atlantic. To achieve this goal, I would love to see the county to continue to invest in infrastructure projects like the VA Capital Trail and the Birthplace of America Trail. With the adoption of such a philosophy to promote active living and alternative forms of transportation, it is my belief that JCC can rival communities such as Greenville, SC that have already capitalized on these concepts years ago.
62	Other,Parks, recreation and greenways,Community character	Art and public music making venues
63	Parks, recreation and greenways,Community character,Public safety	<p>1. Character: I see this as the look and feel of a place. We need an image. Who are we? The way JCC/YC/Wbg intertwine we have a chance to build on that and be special. I feel that we should enhance JCC with a park-like feel of a planned community while allowing the "country-like" part stay green with development only if greenspace is set aside and made to enhance the space. We can build on the colonial area look without the restrictions that Williamsburg has. Make JCC the place people want to stay while visiitng "Williamsburg." Being active is very</p>

#	Topics (top 3 interests)	Why
		<p>important and brings in people! Make JCC walkable/bikeable! Bring the idea of the Capitol Trail throughout! The lifespan of shopping might be short - but people will want ways to exercise and play sports even as we go to a very online world.</p> <p>James City County is lucky to have continued to have a good image that make visitors and residents enjoy being here. I have seen the image of Hampton > Newport News > York Co change over the years and not be a place that people want to shop and live like they used to. JCC needs to get ahead of this and preserve what we have and look for ways to enhance the good! The walkways around the rec center carried throughout (as they have done on part of Longhill) would give a nice park-like feel. Our area of Richmond Road could have a park-like feel as well.</p> <p>Do not fall to the idea that more development is better! The playground changes have been great - Kidsburg and Kiwanis Park are wonderful. The Warhill Rec Area is also great for locals and guests - It is a shame we do not have good tracks for track/field event or an Olympic size pool. People spend money on sports events and then stay to go to Busch and shop at the outlets without putting strain on schools and such.</p> <p>We should be seen as a great welcomers to visitors because we love living in a safe park-like freindly place with high standards of living quality.</p> <p>2. Parks, rec, greenways go hand-in-hand with the above. People see JCC as different because it is a County and not a city and we have trees and are not over built. It is worth it to really decide on an image and then carry it through. While doing that, a focus on these areas will also help increase the health and well-being of the citizens and encourage a high quality of living that will reflect outward towards visitors.</p> <p>3. Public Safety is of the utmost importance! We need to support our police officers and give them the respect they deserve to ensure that our streets and homes are safe. We need to have a culture that helps make the area safe. Good lighting and nice walkways would help as well. The downfall of other areas has been when people stop feeling as safe because that is when others start having a negative feeling towards a place.</p>
64	Rural area protection	The rural character is why many of us love this county. From Croaker Rd to Anderson's Corner should remain as rural as possible. We live in Oakland Subdivision and would love for the rural character to remain with the beautiful fields out front. If it cant be changed to Rural Land's outside the PSA we definitely rather low density than what it is zoned for now. Thank you for listening to the citizens of the county and allowing us to participate.
65	Transportation,Housing and neighborhoods,Growth and development	Forms of transportation and necessary infrastucture is determining the growth and development of a community and also define the quality of housing and neighborhoods (i.e. noise emittants, well designed bike paths).
66	Rural area protection,Transportation,Jobs and businesses	I moved to JCC for the best of both worlds: rural feeling and access to arts, culture, and history. I moved from NoVa to escape the horrible traffic and acres and acres of clear cut development and apartment buildings.

Land Use

Introduction

Land use planning attempts to align the related, yet sometimes competing, needs for population, economic development, public facilities, parks and recreation, environment, housing, transportation, and community character into a single coherent vision for future land development in the community. This vision is expressed in the community's land use policies, translated into its land use map, and supported through its goals, strategies, and actions (GSAs). Together these elements make up the land use plan for the community.

The Land Use Chapter Goal, and the Strategies and Actions, are listed at the end of the chapter. After careful review and public input, the Goal language maintains the emphasis on reinforcing and improving the quality of life for citizens, but has been revised to add language about land use approaches within the PSA and outside the PSA. The linkage from Land Use to the goals in the other eight chapters is maintained. The Goal now states: **“Achieve a pattern of land use and development that reinforces and improves the quality of life for citizens by encouraging infill, redevelopment, and adaptive re-use within the PSA; limiting development on rural and natural lands outside the PSA; and achieving the other eight goals of this Comprehensive Plan.”** Many important Land Use Chapter implementation activities have been achieved in the last five years, as detailed in the Spotlight on Implementation section. However, as the information in this chapter explains, further action through the revised and updated Strategies and Actions will be needed.

Growth Management

The linchpin of James City County's land use planning is growth management. In simple terms, growth management is a set of tools to address the timing, character, and location of development so that growth occurs in an orderly and efficient manner. It answers the questions of where growth should occur, how it should occur, and when it should occur.

Growth management, however, does not seek to stop growth. Localities inevitably evolve over time, and planning for growth is a proactive way of preparing for these anticipated changes. Equally important, the *Code of Virginia*, as well as court decisions throughout the nation and Virginia, provide guidance requiring municipalities to reasonably plan for and accommodate growth. Caps on building or population are not permitted under Virginia law.

In general, growth management tools fall under the following categories:

- Zoning and other regulatory tools;
- Urban containment (growth boundaries, such as the Primary Service Area);
- Facility planning, adequacy, and timing;

- Promotion of infill and redevelopment;
- Open Space Preservation;
- Rural Lands Protection; and
- Regional planning.

Their implementation is often accomplished through a locality's policies, ordinances, and regulations, which are discussed in the sections that follow.

Primary Service Area (PSA)

The Primary Service Area policy is James City County's foundational, longstanding growth management tool having been incorporated in the first James City County Comprehensive Plan adopted by the Board of Supervisors in 1975 and all subsequent updates. As a growth management tool, the PSA uses a combined growth area/service area boundary to direct growth to areas where the land is most suitable to support growth and more intensive development and where public facilities and services exist or are planned. The area outside the PSA has a Rural Lands designation on the County's Future Land Use Map and has its own distinct character and primary uses. As a growth area/service area boundary, the PSA accomplishes the following goals:

- Increase public benefit per dollar spent;
- Encourage efficient utilization of public facilities and services (water and sewer, roadways, schools, fire and police stations, libraries, etc.);
- Help ensure such facilities and services are available where and when needed;
- Promote public health and safety through improved emergency response time;
- Minimize well and septic failures within the PSA; and
- Encourage utilization of Rural Lands for economically beneficial agriculture, forestry, and related uses.

The inclusion of the PSA in the Comprehensive Plan text and Future Land Use Map is consistent with state code guidance that a jurisdiction's comprehensive plan should show the long-range recommendations for development of the locality, thereby directing implementation actions through the zoning and subdivision ordinances and other mechanisms, such as the utility policy and the Capital Improvements Program. As the foundational growth management tool, the PSA also relates to and has implications for all chapters of the Comprehensive Plan, as it affects the appropriate levels of growth as well as the provision of services and facilities in different areas of the County.

On the Land Use Map, the PSA defines areas presently provided with public water and sewer and high levels of other public services, as well as areas expected to receive such services over the next 20 years. It is intended that most residential, commercial, and industrial development will occur within the PSA. Boundary changes to the PSA should only be conditioned upon significant changes in development trends and patterns, significant changes in County policy, and projected community needs. The PSA should provide for adequate economic growth and County housing needs at all levels of affordability.

Primary Service Area - Residential Capacity

The Comprehensive Plan has traditionally assessed the estimated residential development capacity of the area inside the PSA to absorb projected growth during the 20-year cycle of the Future Land Use Map. These estimates can help inform considerations of whether it might be appropriate to evaluate

the extent of the PSA, or to consider other approaches to accommodate the community’s vision of desired growth (e.g. increase recommended densities, etc.), or to manage the amount, type or pace of future residential growth (particularly in Categories 3 and 4 listed in Table LU-1 below) in a different manner than historical trends.

To estimate the capacity for future development located within the current PSA, County planning staff have used historic development data and current land use guidance to calculate the total residential capacity estimates set out in Table LU-1: Residential Units Based on Planning Division Staff Analysis. Staff has utilized the County’s Geographic Information System (GIS), CaseTrak system, and JCCPermitLink system to calculate the current totals for the first two categories in **Table LU-1**. Staff also used these systems to estimate the amounts for Categories 3 and 4 within this table, as well as broad policy assumptions for the Mixed Use and Economic Opportunity designations, such as the percentage of the site dedicated for residential use and dwelling unit yield per acre. As such, the totals in Categories 3 and 4 are estimates, rather than a precise accounting.

To estimate the projected anticipated growth and related absorption rate, staff has typically used the historic average number of residential Certificates of Occupancy (COs) issued per year. The 15-year average for COs yields a rate of 563 per year, while the average over the last three years is approximately 434.

Finally, to estimate how long it may take for the estimated capacity within the PSA to be absorbed, the estimated capacity can be divided by the projected absorption rates, using a range from the three- and 15-year CO rates. Using these assumptions and estimates, the years to estimated absorption in the PSA are shown in **Table LU-1**.

Table LU-1. Residential Units Based on Planning Division Staff Analysis¹

Parcel Status	Estimated Development Potential (Dwelling Units)	Estimated Years to Absorption
1. Master Planned Communities and By-Right Subdivisions with Approved Construction Plans	6,787	13-17
2. Other Vacant Platted Lots	598	
Subtotal	7,385	
3. Undeveloped Parcels Designated Low Density or Moderate Density Residential	3,157	20-26
4. Totals Above, Plus Undeveloped Parcels Designated Mixed Use or Economic Opportunity (portion of designated areas)*	944	
Grand Total	11,486	

¹ This analysis uses data from the residential subdivision build-out data/cumulative impact database, which is the source for the development status report updates included in the Planning Commission annual reports. However, it contains additional classification work for Categories 1 and 2, and as discussed in the text, application of assumptions to “acreage parcels” with certain designations (Categories 3 and 4).

** Not all land designated Economic Opportunity is currently within the PSA, but the 2009 Comprehensive Plan made clear that it would all be brought in once master planned.*

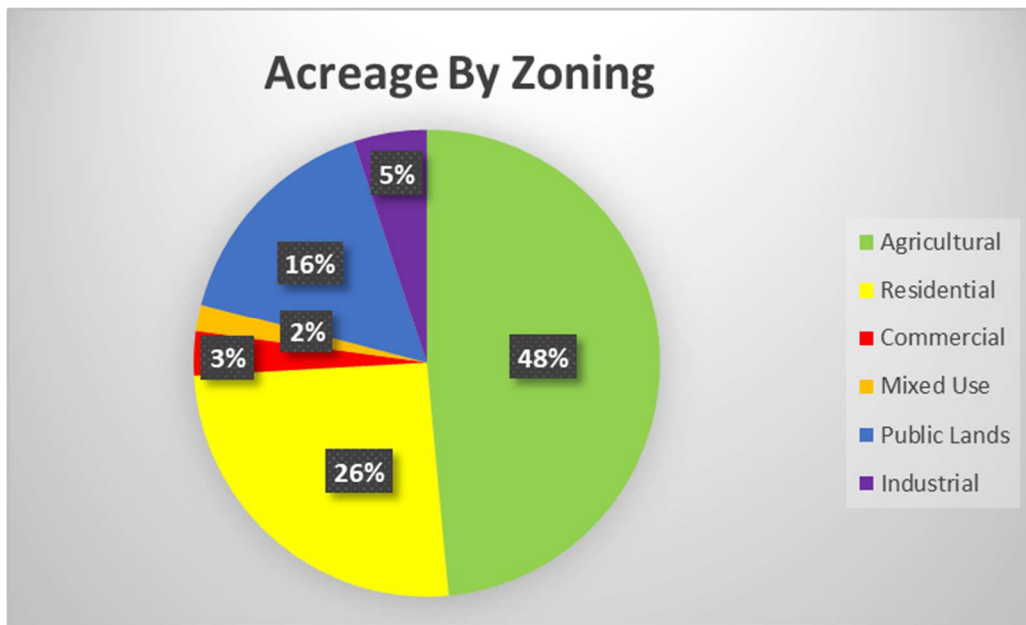
There are several characteristics of Category 1 that provide context regarding the location and type of the potential dwelling units remaining within the PSA. Of the 6,787 units within this category, approximately 80% are located within large master planned communities. Of this 80%, developments that have more than 100 units left in the approved cap are: Colonial Heritage, Ford's Colony, Patriots Colony, New Town, the Settlement at Powhatan Creek, Williamsburg Landing and Stonehouse. These developments are governed by binding master plans, as well as proffers and conditions to mitigate impacts resulting from continued build out. Furthermore, approximately 17% of the units in Category 1 are located within Continuing Care Retirements Communities (CCRC's), such as Williamsburg Landing, Patriot's Colony, and WindsorMeade. These units are intended for a specific, older demographic with unique desires and needs and are not expected to be available to a younger population. As such, development trends within this sector may not correlate with broader market trends for residential development.

It is important to note that the information above pertains to the estimated development potential inside the PSA. Widespread residential uses in the rural areas outside the PSA are discouraged, but can still occur under current regulations, making the development potential of the entire County higher than what is reflected in Table LU-1.

Primary Service Area - Non-Residential Capacity

As can be seen in **Chart LU-1** below, the largest zoning category in the County by acreage is Agricultural, which accounts for approximately 48% of land (43,326 acres). The Residential zoning districts account for 26% (22,808 acres) of land in the County, making it the second largest zoning category. The Public Lands zoning district accounts for 16% (14,180 acres). Commercial, Mixed Use, and Industrial zoning districts combined account for 10% (8,904 ac).

Chart LU-1. Acreage by Zoning District



Zoning Districts are classified as follows: Agricultural (A-1, R-8), Residential (R-1, R-2, R-3, R-4, R-5, R-6, PUD-R), Commercial (LB, B-1, PUD-C), Mixed Use (MU), Public Lands (PL), Industrial (M-1, M-2).

In James City County, most commercial and industrial activity occurs in one of six zoning districts: Limited Business (LB), General Business (B-1), Mixed Use (MU), Limited Business/Industrial (M-1), General Industrial (M-2), and Planned Unit Development-Commercial (PUD-C). All of these zoning districts occur exclusively inside the PSA and are intended for non-residential development of varying degrees of intensity. Based on County GIS information as of 2020, approximately 8,904 acres in the County are currently zoned as one of these six districts. Commercial and/or industrial activity can also occur in the Research and Technology (RT) and Economic Opportunity (EO) zoning districts, but there are no parcels currently zoned RT or EO.

In addition, as shown in **Table LU-2** below, staff analysis accounted for already-developed land, plus residential portions of Mixed Use areas and other refinements, which resulted in a total estimated undeveloped area of approximately 2,438 acres of land zoned for commercial or industrial. The total land designated for commercial or industrial use but not yet zoned is approximately 1,055 acres, for a combined estimated figure of 3,493 acres. Of the land that is designated, but not yet zoned, the largest contiguous area is the Mooretown Road/Hill Pleasant Farm Economic Opportunity area, which was designated in 2009.

Table LU-2. Non-Residential Land Based on Planning Division Staff Analysis

Category	Acres
Zoned, undeveloped	2,325
Zoned, available portion of partially-developed parcels	113
Designated, not yet zoned	1,055
Total	3,493

This zoned and/or designated land contains a mixture of areas where utilities are already in place as well as areas without utilities, such as the northeast side of the Croaker interchange. For the areas where utilities are not currently in place, utility extensions may increase the absorption rate for the parcels. As a result of the Engage 2045 process, the County will have new modeling tools that will enable the County to more easily track the current amount of non-residential capacity within the PSA.

Another important consideration in analyzing commercial capacity is the efficient use of commercial land through redevelopment, existing structure re-use and increased percent occupancy and infill techniques. Commercial redevelopment is an important goal. Per the input received as part of the Engage 2045 process, residents of the County prefer commercial redevelopment when compared to new commercial development as a way to ensure more compact development and reduce sprawl. Examples of progress on this front in the past decade include new commercial buildings at Candle Factory (CVS and Food Lion), approval of a Special Use Permit (SUP) for the former Williamsburg Outlet Mall property (Lightfoot Marketplace), the construction of the new buildings on the Williamsburg Pottery property, and the development of guidelines for redevelopment in Toano. Opportunities for redevelopment exist throughout the County, from the BASF property and the nearby soil and gravel mining operation in Grove (which operate under SUP conditions designed to ensure future re-use), to the possibility of an eventual change in the development pattern at one or more shopping centers, to additional possible new buildings and infrastructure at the Williamsburg Pottery and in Toano. Together, these and other properties represent hundreds of acres of land that may currently, or in the future, be suitable for redevelopment.

As the County considers future commercial redevelopment, it is paramount that such development maintain or enhance community character. The Engage 2045 community engagement process revealed that citizens are keenly interested in protecting the natural environment, maintaining the integrity of the rural areas outside of the PSA and upholding the established community character within the PSA. The engagement also confirmed the public's support of economic development that results in more businesses with higher paying jobs within the County. These desires create the opportunity for conflict if not managed well, as unplanned commercial growth could detract from community character. As such, commercial redevelopment within the PSA is encouraged, but only when it efficiently redevelops or utilizes land and maintains or enhances the existing community character of the immediate surrounding area through adherence to the Character Design Guidelines and other policies and regulations.

Primary Service Area - Utility Policy

James City County's Utility Policy plays a major role in limiting growth to areas within the PSA. The following outlines the County's pertinent water and sewer requirements, which are explained in more detail in the County's Zoning Ordinance and Subdivision Ordinance, and in the regulations governing utility service provided by the James City Service Authority (JCSA).

Generally speaking, most existing development inside the PSA is connected to public water and sewer, and new development must connect if it is a major residential subdivision or within 55-feet of JCSA infrastructure that is accessible through an applicable and existing right-of-way and/or JCSA water or sanitary sewer easement. Most developments desire to be served by public water and sewer to achieve a higher density and reduce the infrastructure costs. Outside the PSA, subdividers of major subdivisions are required by the Subdivision Ordinance to construct a central well system, but can use individual

onsite sewage disposal systems. Subdividers of minor subdivisions are permitted to use individual well and sewage disposal systems.

An SUP is required for extensions of major water and sewer mains. SUPs for utility extensions within the PSA occur infrequently due to the extensive network of utility lines already in place. The PSA concept strongly discourages extension of utilities outside the PSA. Over past years, there have been certain limited locations that have received SUPs for extension of utilities. Other than two exceptions for neighborhoods (Governors Land on John Tyler Highway and Deer Lake Rural Cluster adjacent to Colonial Heritage), the extensions have been to serve a significant public purpose (school sites), address health and safety situations (Chickahominy Road Community Development Block Grant area, Riverview Plantation and Greensprings Mobile Home Park), or improve utility service inside the PSA (Cranston's Mill Pond Road and Jolly Pond Road mains, and the JCSA College Creek Pipeline). In keeping with the Utility Policy included as part of the 1997 Comprehensive Plan, all of the SUPs associated with these mains include conditions that place clear limits on connections to directly adjacent properties, a policy that should continue into the future.

Finally, the developer is responsible for paying the cost of providing water and sewer service to and within new subdivisions. JCSA may contribute to the costs to upsize water or sewer lines to serve additional areas. Any decisions about changes to the Utility Policy and the PSA must be carefully examined in conjunction with decisions about Rural Lands policy, which is discussed above.

Facility Planning, Adequacy and Timing

James City County uses other growth management tools to complement the PSA policy, and has implemented a number of strategies to address facility planning, timing, and adequacy. Through utilization of these tools, the County has strived to strike a balance between accommodating additional development and providing services for already-approved development. Examples of policies that may be required of new development include: the provision of pedestrian/bicycle accommodations, adequate public schools facilities analysis, adequate transportation facilities analysis, traffic impact analysis, environmental constraints analysis, fiscal impact analysis, enhanced landscaping, green building incentives, and water conservation guidelines.

New residential development that requires a rezoning or special use permit will be approved only after careful consideration of adequate schools, transportation, water, sewer, recreation, and public safety facilities and services. Throughout the past, the County has strongly encouraged applicants to mitigate the impacts of a proposed development through the combination of physical improvements and timing requirements offered in the form of proffers, as allowed by state code. In terms of adequate facilities, many of the physical improvements are related to keeping traffic at an acceptable level of service (for example, through the construction of new turn lanes or traffic signals), and building recreational facilities as recommended by the Parks and Recreation Master Plan.

Assessing development impacts and creating policies to best address them continues to be an important and very complicated endeavor. Since 2009, the County has made progress in developing the means to track the cumulative impact of development proposals on existing and planned public facilities and services, and in developing guidelines for the content and methodology to be used for various submittal documents, such as traffic studies. Work will continue into the future on refining these systems and documents to best track and mitigate impacts generated by proposals.

Promotion of Infill and Redevelopment

Another key aspect of growth management is promoting infill development and redevelopment. Fostering infill and redevelopment is a viable alternative to the conversion of open space to new development that not only conserves rural and open land but also can save public infrastructure costs that would otherwise be needed to serve more sprawling growth patterns. Infill and redevelopment initiatives are important for residential, commercial, and mixed use developments to help with the creation of complete communities close to existing amenities and activities and to help direct development to appropriate locations within the PSA.

Development of previously undeveloped areas, sometimes called “greenfield” development, often has implicit financial or feasibility advantages for developers over infill development or redevelopment. In order to offset these implicit advantages, the County will need to offer incentives that rebalance the attractiveness of infill and redevelopment for the private sector. Over the years, the County has updated ordinances and policies to try to encourage infill and redevelopment, including the creation of the R-3, Residential Redevelopment District and a re-examination of the setback requirements in the Mixed Use and other zoning districts. It will be important to continue to re-examine the County’s ordinances going forward to see if they are working to facilitate or incentivize infill and redevelopment. In addition, the County can play a role by participating in public-private partnerships, and making or encouraging targeted investments in infrastructure, amenities or other improvements that work to reduce costs or increase the viability of infill and redevelopment. As this infill and redevelopment is being considered, it is essential that it be sensitive to community character and fit in with surrounding development. These efforts can also be supported by creating plans for particular portions of the County through sub-area or corridor master plans that show specific visions for preferred redevelopment or infill development. These efforts relate to LU 4.

Open Space Preservation

Open space can take many different forms, but in its simplest sense, can be viewed as any undeveloped or minimally developed land. To the casual observer, it may be unknown whether the vacant lot, marsh, or wooded area they consider open space has public access or is private, was a remnant of development or was created as a purposeful space, is temporarily or permanently preserved or is entitled to be developed. Nevertheless, it may be valued all the same for its scenic quality, enjoyment or natural resource value. To those involved in land use planning, the concept of open space includes a broad range of possible specialized meanings, values and purposes, such as: environmental purposes including watershed protection, stormwater management, and carbon sequestration; economic development purposes including ecotourism and working lands; land banking purposes for future public facilities; park and recreation purposes in the form of active and passive parks and trails; transportation purposes including greenways and roadway buffers; for the purpose of maintaining community character values such as historic preservation, cultural heritage landscapes, and scenic viewsheds; or for myriad land use and community design purposes including providing common spaces in neighborhoods, organizing elements in developments, and buffers between varying development patterns. These can exist in either the public or private realms, but still provide value to the entire community in terms of ecosystem service delivery, sense of community, and improved human and fiscal health.

James City County citizens’ support for open space protection is prevalent in the expressed opinions in numerous outreach efforts for protecting nature, preserving community character, enhancing quality

of life, and expanding economic development. As noted in various chapters of this plan, protecting open space includes various types of resource protection efforts such as wetlands and waterways; agricultural and forestal lands; green infrastructure; greenways; historic and archaeological resources; cultural heritage landscapes; scenic properties and scenic viewsheds; entrance corridors and road buffers including Community Character Corridors; open spaces within the County's Community Character Areas, neighborhoods and other built environments; and parks and recreation. Also noted is the role open space can play in shaping the character, direction and timing of community development, especially in terms of instances where the impacts of development will stress County facilities and resources. This is more likely to be a particular need within the Primary Service Area where higher development pressures may impact facilities and resources to a greater degree.

Opportunities exist for James City County to facilitate private actions to support the value of open space protection through the development review process; partnerships with land trusts; the development of policies, ordinances and programs that support environmental credit markets; and economic development efforts that promote agritourism, heritage and eco-tourism businesses, which relate to actions in LU Strategies 1, 4, and 6. In addition to facilitating private efforts for open space preservation, public actions will be necessary to close the gaps that cannot be effected solely by private actions and conserve important resources important to the community. These public actions may range from expanding or initiating special planning efforts, strengthening policies and ordinances; and reactivating, aligning and funding County open space programs, which relate to actions in LU Strategies 6 and 7. The latter programs should include efforts to acquire open space in an integrated and prioritized manner that maximizes the potential to leverage existing state datasets and state or federal funding sources. As explained in the Environment section, the concept of mapping and planning for a countywide system of "green infrastructure" can offer an organizing structure to these efforts so that James City County can realize its vision more fully, more efficiently and more strategically.

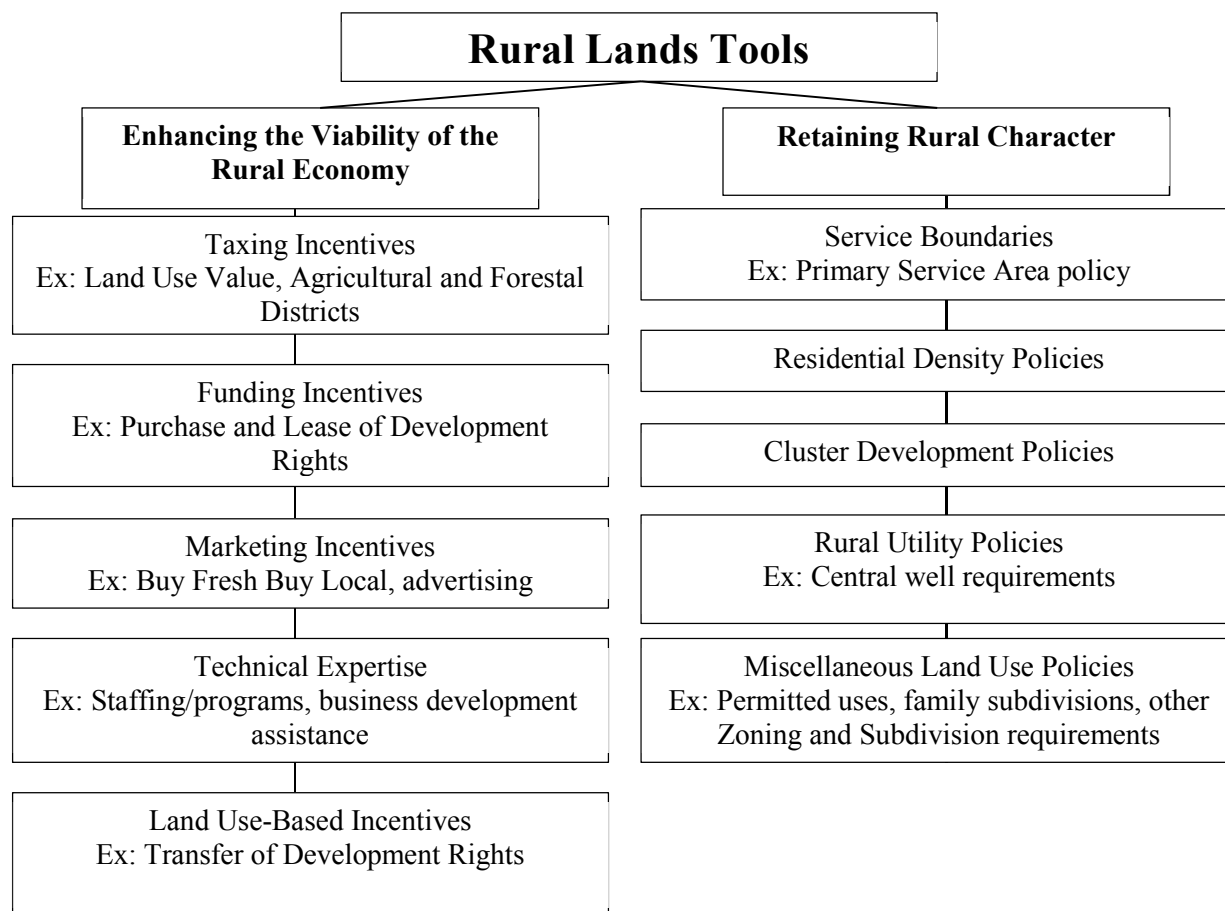
To help property owners and staff members sort through the major open space preservation options to find a tool that matches the property owner's intentions and the property's attributes, staff has created an open space tool decision tree located in Appendix [Insert].

Rural Lands Protection

The areas outside of the PSA are in large part designated as Rural Lands on the Future Land Use Map. While areas with this designation are predominantly known for agricultural and forestal activities, they also contain lands that are vital to the broader environmental health of the County, such as natural areas, extensive Resource Protection Areas (RPAs), aquifer recharge areas and the headwaters for important watersheds. Land preservation, especially of prime farmland soils, is of utmost importance in this area.

There are a number of tools available to local governments that apply to the protection of the Rural Lands, generally falling into two categories: enhancing the viability of the rural economy and retaining rural character. **Figure LU-1** outlines a spectrum of tools and includes information about existing County efforts as well as possible tools that can be used. To be successful, the tools must be tailored to reflect local land use regulations, market forces, community preferences, landowner expectations, property values and fiscal constraints. It is also important to use tools from both of the categories below to create a balanced approach to the Rural Lands, provide the widest spectrum of opportunities for property owners, and continue to enhance and promote rural character.

Figure LU-1. Tools for Enhancing the Viability of the Rural Economy and Retaining Rural Character



(Please Note That Staff Has Moved the Open Space Tool-Decision Tree Diagram and Paragraph Formerly Located Here to A Separate Appendix.)

Existing Rural Lands Tools

As a result of previous comprehensive plans and studies examining the Rural Lands, the County and its partners already employ several of the tools referenced in **Figure LU-1**, including:

- 1) Land use value taxation;
- 2) Agricultural and Forestal Districts (AFDs);
- 3) Greenspace and Purchase of Development Rights (PDR) programs (pending funding);
- 4) Restrictive utility, zoning, and subdivision requirements and service and
- 5) Limited business development assistance.

These programs can offer financial assistance to land owners to offset high land prices in rural areas or provide additional protections for agricultural uses. Additionally, peer counties in Virginia all have well defined service areas similar to the County's PSA that accompany subdivision and zoning regulations and which draw clear distinctions between urban and rural development. These existing

tools used by the County are important building blocks. However, over the last five years, approximately 284 residential units have been added in the Rural Lands, facilitated in part by the creation of new “by-right” subdivisions and build out of established ones. The market for suburban-rural housing is expected to continue in the future, which could result in the continued “by-right” subdividing and build-out of rural areas within the County. The public road and community water requirements, which had once been major deterrents due to prohibitive costs, have appeared to be less effective in discouraging large-scale rural residential development outside the PSA. While the fundamental ideas of the PSA and the future land use designations remain cornerstones of the County’s growth management policies, it remains evident that the tools used to effect these policies need to be updated if they are to achieve the stated goals of the Rural Lands designation as discussed in more detail below.

Evaluation of Rural Lands Tools

As discussed previously, there are a number of tools that can be used to help preserve the economy and character in the Rural Lands. The County has conducted preliminary evaluations of some of these tools, both in terms of enhancements to existing tools as well as possible new tools. Using the categories from Figure LU-1 above to organize the discussion, the following provides a brief summary of efforts and investigations that have occurred in the past:

Residential Density Policies, as well as other Categories under the Retaining Rural Character heading

There have been multiple efforts over the years to address development policies in the Rural Lands, particularly residential density policies. In the mid-2000s, citizen committees worked with staff and consultants to research options and best practices. This work led to the development of a draft narrative ordinance with recommendations for amendments to the Zoning Ordinance that would provide incentives for developing large lot and rural cluster subdivisions instead of more conventional small-lot subdivisions. This draft narrative ordinance was not pursued further per new Board direction.

During and following the 2009 Comprehensive Plan update, the County undertook additional research and community engagement efforts. In 2010, as part of the update process, staff worked with a consulting team to research tools used by peer localities in Virginia. In 2013, the County partnered with the Virginia Cooperative Extension to host an educational *Understanding Rural* panel discussion covering state and national trends in rural development best practices and information about farming, forestry, and marketing trends and resources. This partnership also included hosting the *Thinking Rural* discussions with rural landowners and other interested citizens that focused on defining “rural lands” and gathering community thoughts and preferences regarding policies, regulations and programs. Participant comments varied, and on multiple occasions presented opposite perspectives. On the whole, most participants valued the following features and characteristics of rural areas: open/undeveloped areas with low density development, agricultural and forestry productivity and minimal governmental regulations. However, there was wide variation in ideas of what the County could do to help achieve their long-term vision for Rural Lands. No additional work has proceeded on revising the ordinances to influence the residential development potential or pattern of the Rural Lands.

Land Use-Based Incentives, Example: Transfer of Development Rights

A feasibility study for a Transfer of Development Rights (TDR) program was completed by the consulting firm Design, Community and Environment (DC&E) for the County in October 2011. A

TDR program essentially allows a developer to purchase development rights (in the form of dwelling units or commercial square footage) from a property in a designated “sending area” and move them to a designated “receiving area” to increase the permitted residential or commercial density. As the assumptions for the feasibility study were being developed, the Board of Supervisors identified the following goals for a potential TDR program in James City County: 1) to preserve rural character; 2) to keep rural landowners “whole” in the event of a downzoning; and 3) to not increase the overall net number of residential units permitted in the County. The feasibility study found that a TDR program under the Virginia enabling legislation would be feasible, but was not recommended because of several limitations, including high transfer ratios, an inadequate number and size of receiving areas, inability to hold overall County buildout at a constant level, difficulty with targeting preservation areas with a voluntary program, and difficulties with mitigating the impacts of more intense development in receiving areas.

Marketing Incentives and Technical Expertise

A Strategy for Rural Economic Development was completed in 2014 in conjunction with the Rural Economic Development Committee (REDC) of the Economic Development Authority (EDA) in recognition of the tremendous opportunity to support and grow agriculture- and forestry-based businesses and increase the agricultural sector of the local economy. Enhancing the viability of rural economic uses can also provide alternatives to residential development within the Rural Lands. As shared by Ed McMahon during his presentation titled *Nature, Agriculture, Economy and Community Character*, economic development is strongly linked to the retention of a unique community character, which is a competitive advantage in attracting asset-based businesses and potential employees.

Goals for the Strategy included: assisting existing agriculture- and forestry-based businesses to grow and succeed, identifying and creating opportunities for new business ventures, growing and diversifying the local tax base, and identifying and celebrating the uniqueness of James City County’s character. The Strategy includes a list of potential projects in the following three categories: marketing/public relations, business development and facilities/capital projects. The County could play an instrumental role in facilitating projects, establishing groundwork, helping to make connections and identifying resources for implementation.

Considerations for Implementing Rural Lands Tools

As discussed above, there are many potential land use tools in the “toolkit” for rural protection that could be used, many of which are already being very effectively implemented by the County. However, given the significant public input received in this and prior rounds of Comprehensive Plan updates that the County needs to do more to preserve rural lands, it is important to take a strategic approach and assess which tools and practices are the most effective in meeting this goal of better rural lands protection. As part of the research done for this Comprehensive Plan update, a research paper on “Open Space & Rural Character Preservation Analysis” was developed that summarized some key principles for rural lands protection based on the historically most effective rural land protection programs in other Virginia localities. The four principles listed below stand out as opportunities to add new tools or expand existing ones in James City County.

1. Supportive Zoning

Experience in growing localities like James City County has shown that it is very hard to achieve long term successful rural protection without supportive agricultural zoning. Rural zoning with minimum

lot sizes of 1-10 acres is generally not conducive to the protection of rural character over the long term as it gradually converts the landscape both visually and functionally into a large lot residential character as land is subdivided into lots. In general, the most successful zoning for rural protection has been achieved in the 20-50 acres per dwelling unit range of density, often with sliding scale density program that depend on tract sizes. Minimum lot sizes of at least 20 acres, or cluster development of equivalent gross density, should be considered for implementation as important to both protecting the visual character and maintaining a rurally-focused economic character in the County over the long term.

2. Supportive Utility Policies

Consistent utility policies that do not allow the extension of utilities into rural areas are another feature of localities that have successfully protected their rural lands from extensive development. As part of this, it is important to have a rational basis for utility policies that is consistent with overall growth management policies in the Comprehensive Plan. Currently, the County's central well requirements for major subdivisions in rural lands acts as somewhat of an economic deterrent to large scale conversion of rural lands to residential subdivisions. However, if central well requirements are eliminated, it may be expected that the pace of rural development could increase significantly as the costs of developing large scale 3-acre subdivisions in rural areas would be substantially less. If James City County waives the central well requirement for Rural Lands, mitigating measures should be proactively put in place in order to avoid the rapid development of the Rural Lands, which would go against the County's long term vision for rural character protection. These measures could include revising lot sizes as discussed in the Supportive Zoning item above or implementing subdivision phasing requirements.

3. Supportive Rural Protection Programs

Rural protection programs also require consistent effort and funding. There are increasing opportunities for leveraging state and federal funding programs and these should be considered to minimize the impacts on local funding sources. In addition, there should be clear and objective standards for selecting properties for these programs, and coordinating with eligibility criteria for state or federal funding programs will allow effective leveraging of other funding sources. See also the Open Space discussion earlier in this chapter.

4. Supportive Rural Economic Development Programs

A consistently funded and robust campaign to foster rural economic development has also been a key feature of successful rural protection in Virginia. A rural economic development staff position could be involved in supporting many different types of compatible rural economic development programs. A position like this could also be a conduit for grant funding, connect property owners and entrepreneurs with supportive programs or available land, and generally be a voice for the protection of a vibrant and economically successful rural culture in a community. This principle complements the discussion of the Strategy for Rural Economic Development in the section above.

The four key principles above relate to the Strategies and Actions found in LU 6 and LU 7 in the Land Use Chapter GSAs. In addition to these items, it will be important to continue to monitor enabling legislation in the state code for other potential tools going forward.

Regional Planning

James City County's growth trends are not the result of activities solely within its borders. The plans of surrounding localities and major institutions influence development within James City County and vice-versa. Therefore, James City County coordinates its planning efforts on a regional level, taking into account the comprehensive plans of other jurisdictions and participating in regional planning opportunities. Many opportunities to plan collaboratively and cooperatively exist in formal groups, such as the Hampton Roads Planning District Commission, while other opportunities are created and taken advantage of daily in normal work activities.

Once such example was the coordination effort between James City County, York County and the City of Williamsburg in the early 2010s. The purpose of this effort was to promote closer collaboration and communication concerning land use, transportation, and other comprehensive plan issues that cross jurisdictional boundaries, and to provide an opportunity for citizens of all three localities to talk about issues of mutual interest. The initial steps for this effort included the preparation of a combined map depicting existing land use across the Historic Triangle and development of a project website and reports on demographics, transportation, and housing. Next, the three localities hosted a series of joint community forums that gave citizens the opportunity to learn about the three comprehensive plans and to share their visions and goals for the future of the Historic Triangle. There was a particular focus on three key geographic areas where jurisdictional boundaries meet (the Riverside/Marquis/Busch focus area, the Lightfoot/Pottery focus area and the Northeast Triangle and surrounding area focus area). Next in the process, the three Planning Commissions held a joint work session to review and discuss the citizen comments of common concern, such as housing affordability, transportation, economic development and land use compatibility along jurisdictional borders.

Upon the completion of these activities, York County and the City of Williamsburg continued with their comprehensive plan review and update processes with their respective Planning Commissions and governing bodies. The staffs of James City County, York County and the City of Williamsburg continued to meet on a regular basis to share information about the discussions taking place in their respective jurisdictions. Following adoption of the updated Williamsburg and York County comprehensive plans in January and September 2013 respectively, a summary document was compiled providing regional background information and describing the areas and topics where the localities had similar approaches as well as those areas where the localities' approaches were different. This document is not intended to be included within each of the three localities Comprehensive Plans, but is simply a resource for citizens.

The summary document also included a generalized future land use map that reflects the adopted Future Land Use Map in each locality's comprehensive plans; the map uses a common language and colors so that planners, developers and citizens can better understand what is planned across borders by each individual locality. The County references this generalized future land use map when performing courtesy reviews for proposed legislative cases within York County and the City of Williamsburg. Overall, the purpose of the summary document is to serve as a foundation for ongoing dialogue and cooperation, which is reflected in this section's GSAs.

Fort Eustis Joint Land Use Study & BASF Site

The most significant example of regional cooperation since the County's previous comprehensive plan update is the Joint Base Langley-Eustis Joint Land Use Study (JLUS). The Joint Base Langley-Eustis

(JBLE) is a 7,933-acre facility that is located in both Newport News and James City County and supports a population of 22,000 people, including active duty members, the Army National Guard, Army Reserve, and civilians and family members. JBLE is important to national defense and to the economies of the Commonwealth of Virginia, the Hampton Roads region and James City County. JBLE is a significantly impactful land use with a unique mission of national defense. As such, the County places a high importance on taking into account how potential development and land use policies in the land adjacent to JBLE might impact or impair its mission.

One such potential development is the BASF site which consists of several contiguous parcels accounting for approximately 678.4 acres, a portion of which directly abuts the JBLE. This site was historically used for chemical manufacturing, though all manufacturing activity on the property ceased in 1994. Since then, the property has been undergoing remediation for contamination, primarily due to zinc. During the previous Comprehensive Plan update in 2015, the County received a request to change the land use designation for the BASF property from General Industry to a Mixed Use designation, which would have been more impactful to the surrounding area. As part of this requested review, the County received correspondence from the Virginia Secretary of Veterans and Defense Affairs, who recommended that no land use designation decision be made until a thorough Joint Land Use Study (JLUS) was conducted. This was due to the potential negative impact that a land use redesignation could have on the Fort Eustis military mission. In light of this recommendation, the proposed land use request was not granted and the site remains designated for General Industry use.

The Joint Base Langley-Eustis JLUS commenced in January 2017. The objective of this study was to identify land uses that are compatible with the mission and use of JBLE, as well as develop growth management guidelines that reduce encroachment on the military site without impairing growth within the surrounding communities.

The County was an active participant in the 15-month collaborative planning process that produced the JLUS. Stakeholders included the U.S. Department of Defense Office of Economic Adjustment, Joint Base Langley-Eustis (Fort Eustis), the City of Newport News, James City County, York County, and community residents and business representatives, including a representative from BASF. The County participated in multiple aspects of this process. Two members of County leadership were members of the Policy Committee for JLUS and steered its overall direction as well as its policy recommendations. Two members of Planning Division staff were members of the Technical Working Group and provided technical expertise on local land use and planning matters relevant to the County. Planning staff also helped facilitate the public involvement process by hosting members of the neighboring communities at community workshops and neighborhood forums within facilities within the County.

The JLUS was published in March of 2018 and adopted by the County's Board of Supervisors in June of that same year. As such, the study is a valuable planning tool that provides a blueprint for the County and the JBLE for further partnership in land use matters. The JLUS recommends that the County and the JBLE establish formal communication procedures to ensure that development proposal and policy changes from either party are communicated clearly and in a timely manner. The JLUS also recommends that the County establish a Military Influence Overlay District (MIOD). The MIOD is a policy tool that would ensure a representative of JBLE would have the opportunity to provide comment and guidance on land use policy decisions and development proposals within the County portion of the JLUS study area. The County intends to continue its partnership with representatives from the JBLE in the future to ensure land use decisions serve County citizens without impeding the mission of the JBLE.

Other Localities

In addition to York County and the City of Williamsburg, the County is directly adjacent to the City of Newport News and New Kent County. The County also neighbors and has important transportation connections with Charles City County and Surry County via the Judith Stewart Dresser Memorial Bridge and the Jamestown-Scotland Ferry, respectively. James City County continues to monitor the comprehensive plans adopted in these localities to keep abreast of regional issues and implications.

Current Development Trends

Residential Trends

James City County has undergone continuous rapid growth since 1970. In the past 50 years, the County's population has more than quadrupled, growing from 17,853 in 1970 to 74,153 as reported in the 2018 American Community Survey. During that time significant changes in land use, particularly within the PSA, have transformed the predominantly rural character of James City County into a more urban and suburban environment. The majority of this development has occurred within the PSA and has largely concentrated around the City of Williamsburg, though development has also spread to the northern and western areas of the County.

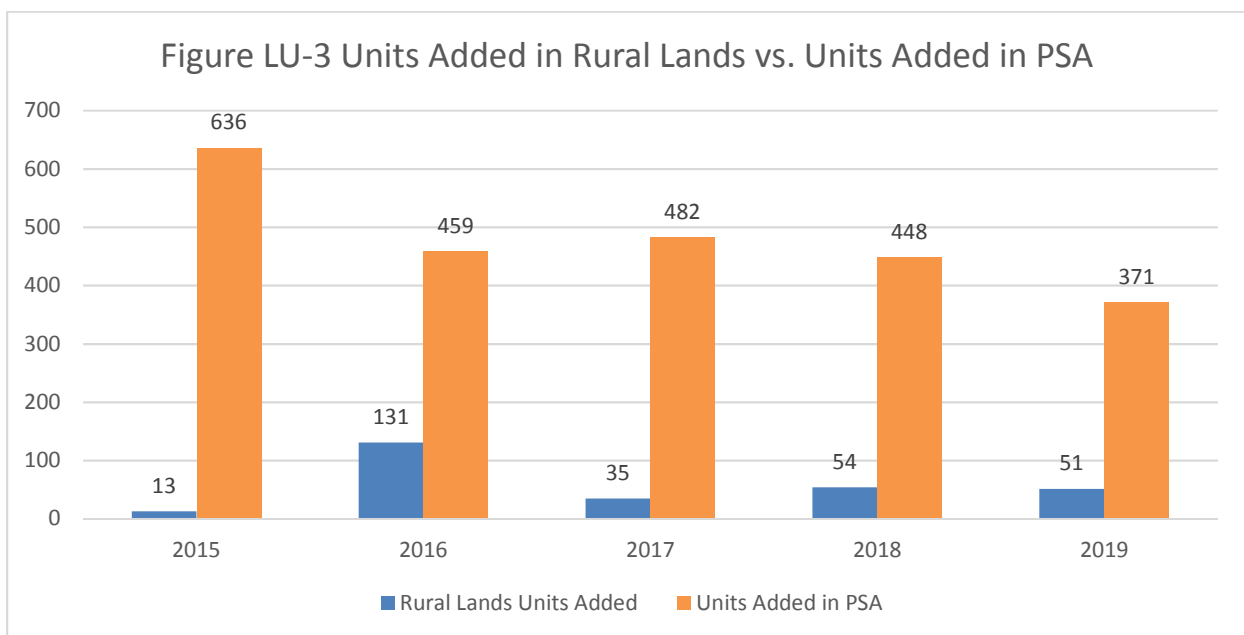
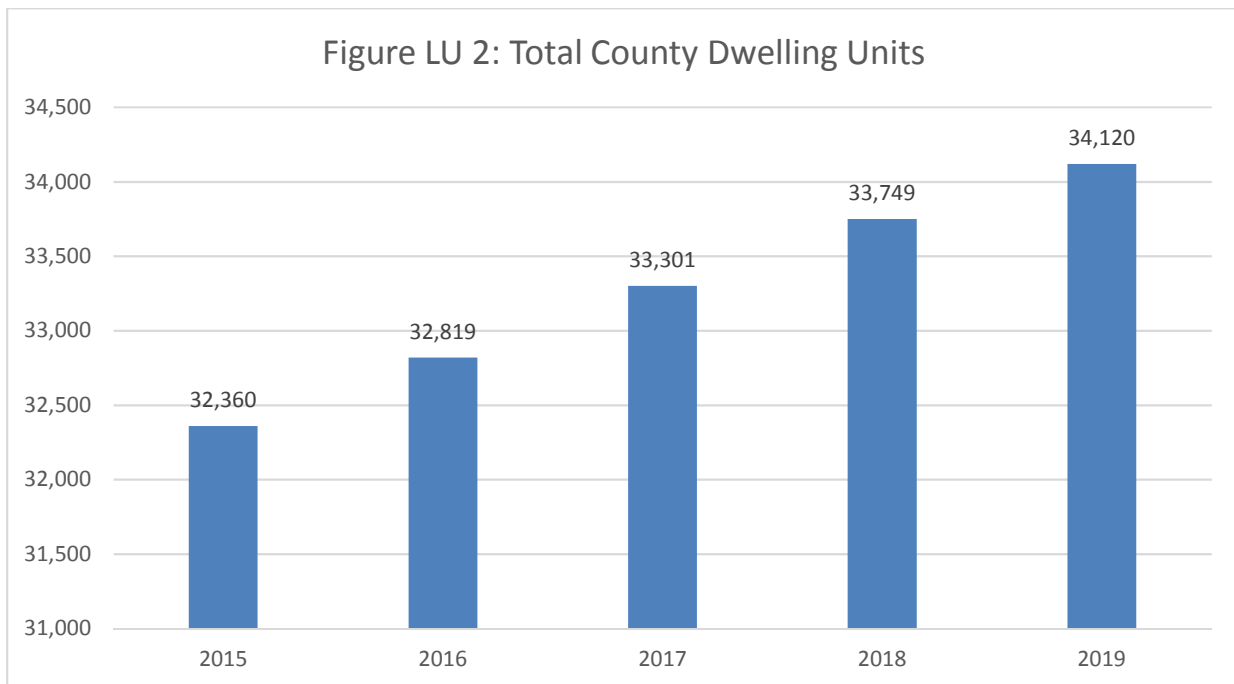
Many of the housing units in the County are located in subdivisions along Richmond Road, John Tyler Highway, Ironbound Road, Greensprings Road, Jamestown Road, Centerville Road, Monticello Avenue, and Longhill Road. Some established neighborhoods, such as Kingsmill, Kingspoint, and First Colony, have reached or are approaching build-out, or their permitted capacity. Other large planned communities such as Colonial Heritage and Stonehouse are expected to contribute new housing from their current inventory of approved units throughout the next several years.

Approximately one-third of the County's existing dwelling units are in large master-planned communities (with 500 or more homes each) and, as of January 2020, approximately 4,821 dwelling units in these communities remain approved but are not yet constructed. More than one-half of this potential output is located in Stonehouse, a master-planned community in the northern end of James City County.

Since the last Comprehensive Plan update in 2015, no new large master-planned communities with more than 500 units have been approved. One existing large master planned community, Stonehouse, was amended in 2019 to remove approximately 1,100 dwelling units from its maximum build-out. In addition, several smaller developments continued their build out or reached build out, including the Village at Candle Station, Governors Grove, Walnut Grove, and Powhatan Terrace. The total number of new units approved legislatively since 2015 was approximately 434. There are also several smaller developments that were legislatively approved since 2015 which have yet to commence or make substantial progress toward build-out, such as Forest Heights and Oakland Pointe.

As to geographic distribution, approximately 87% of the County's existing dwelling units are located inside the PSA. Outside of the PSA, the vast majority of remaining dwelling units are located within lands designated as Rural Lands. The heaviest concentrations of these units are located along John Tyler Highway near the Chickahominy River, within the Croaker area, and along Barnes and Richmond Roads. Excluding master-planned communities, the majority of the lots in large rural neighborhoods were subdivided prior to 1990. The 1989 density revision to the A-1, General

Agricultural, zoning district and subsequent central well requirements initially slowed the trend of rural development considerably. However, in the past two decades, activity in rural areas has increasingly followed broader residential market trends, with demand for new housing units contributing to development pressure on rural areas. As can be seen in **Figures LU-2** and **LU-3**, the total number of units in the County has increased by approximately 5.4% from 2015 to 2019, while the number of units located in land designated for Rural Lands has increased by approximately 7% during that same time, at an average of 57 units annually. The percentage of the County's total dwelling units located in Rural Lands has remained constant during this time at approximately 12%.



Commercial and Industrial Trends

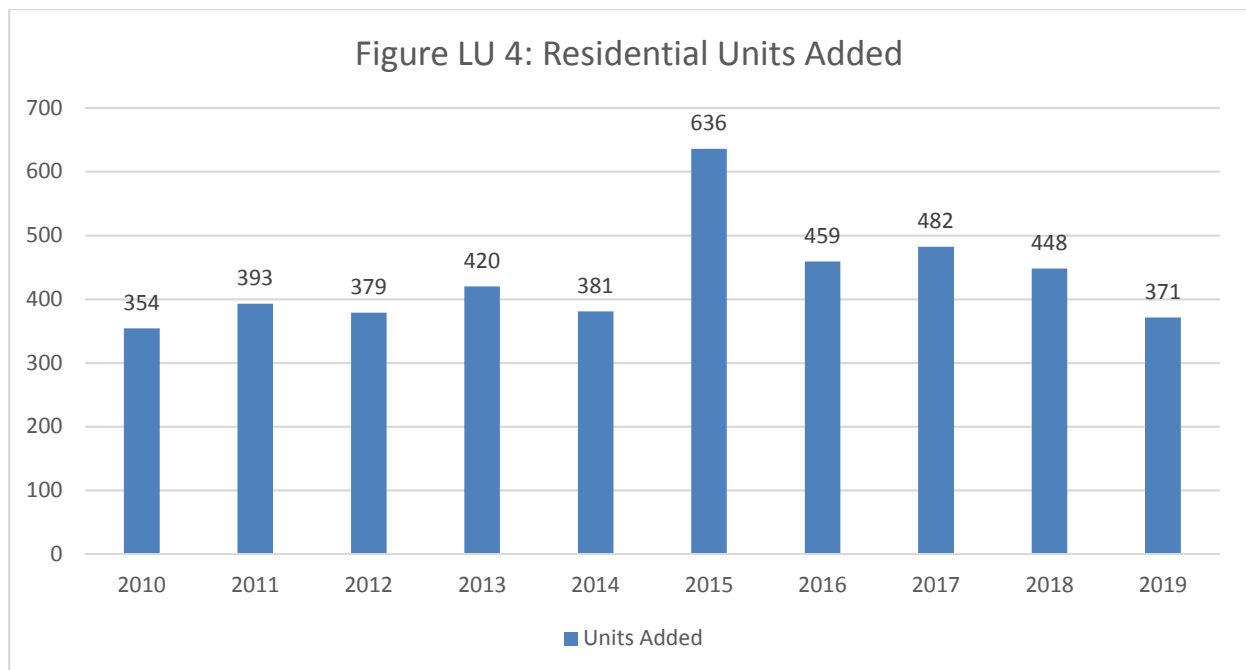
Beginning in the 1990s, the County experienced significant diversification in business and industry, a trend that has continued over the past two decades. One of the most prominent developments in James City County since 2000 has been New Town, a mixed-use area approved for more than 1,000,000 square feet of commercial space. The primary retail corridor, Main Street, was completed in 2007 and is anchored by New Town Cinemas. New Town also includes the Discovery Office Park, where a substantial amount of the office square footage has been constructed. Since 2010, commercial development in the Settlers Market section of New Town has completed build out of approximately 400,000 square feet of commercial space, with additional residential units currently under construction in this area as well. Nearby to New Town, complementary commercial development exists within the Courthouse Commons, Courthouse Green, WindsorMeade, Monticello Marketplace, and Monticello Shoppes developments.

The industrial sector also made gains over the last 40 years. Much of the industrial growth occurred in the formerly designated James River Enterprise Zone in the Grove area of the County, both in James River Commerce Park and Green Mount Industrial Park. In the last ten years, Jacob's Industrial Park (adjacent to Hankins Industrial Park) has been a focus area of activity, adding significant infrastructure and several businesses. The County's industrial base includes three Fortune 500 (or Fortune Global 500) companies: Anheuser-Busch InBev, Ball Metal, and Wal-Mart.

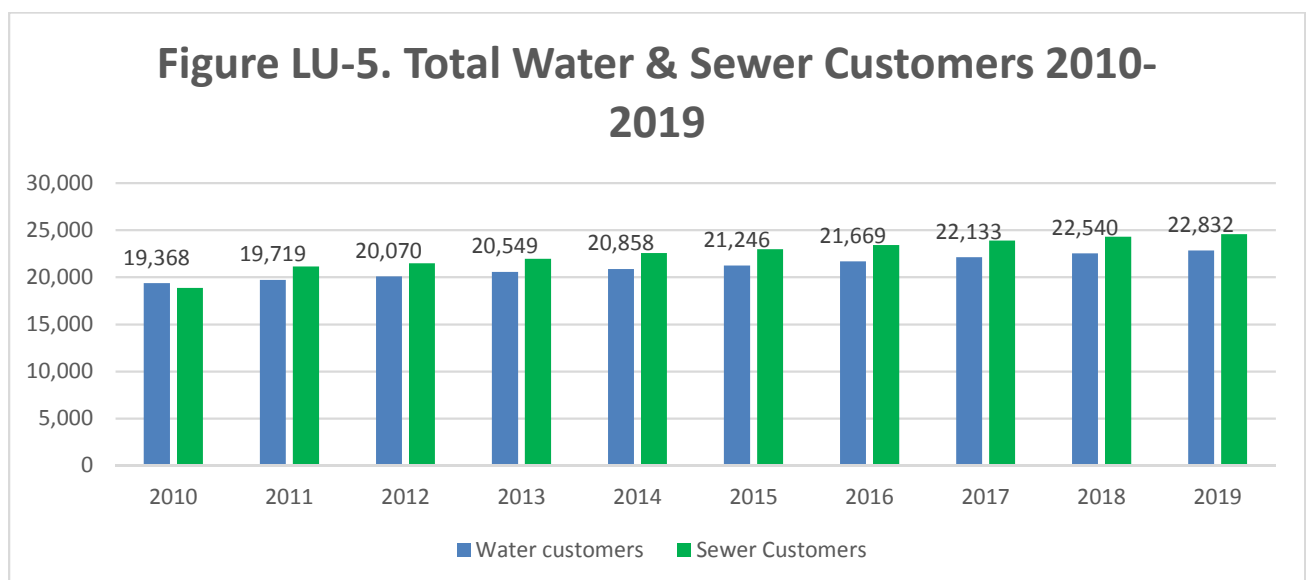
Opportunities for future industrial growth still exist within the County. In 2019, Navien, Inc. announced its plans to establish a manufacturing and assembly center in an available facility located within the Stonehouse Commerce Park. In addition to Stonehouse Commerce Park, Hankins Industrial Park, James River Commerce Center, and Green Mount Industrial Park have industrial property available for development. In addition to these major industrial parks, land zoned and/or designated for commercial and industrial development or redevelopment is available throughout the County.

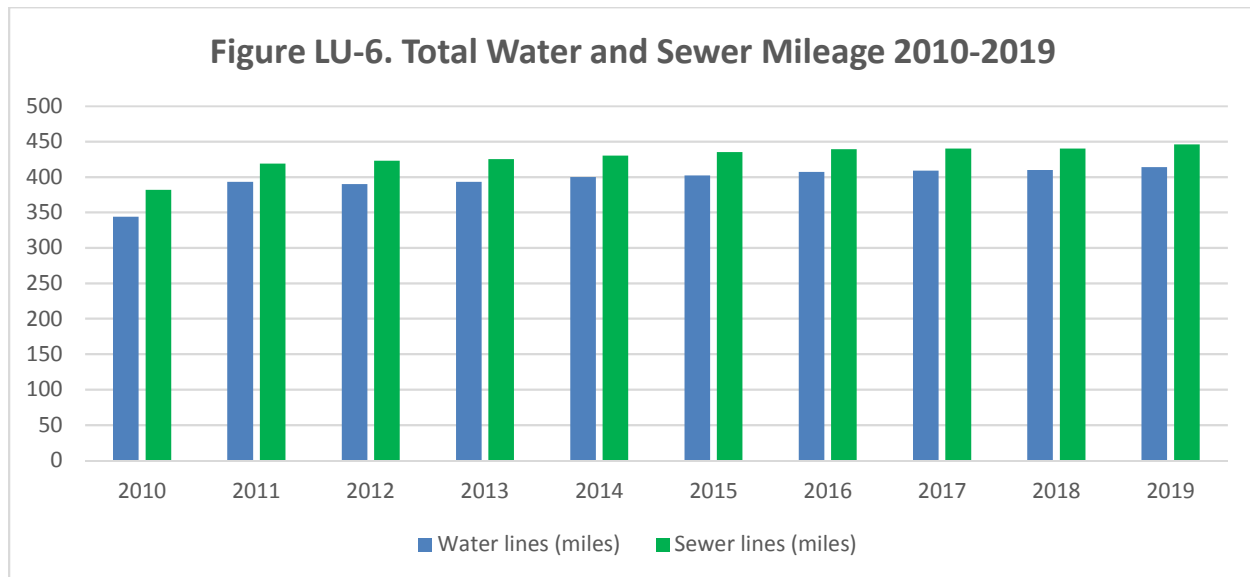
General Construction and Service Trends

Certificates of Occupancy (COs), building permits, trends in population, and water and sewer service connections all indicate the rate of growth and assist in the analysis of its total impact on the County. CO issuance confirms that a building is complete and ready for occupancy. Among other uses, CO data is useful in analyzing the number of new homes added to the County's housing stock and determining the amount of population growth. From year to year, both residential building permits and CO numbers tend to be cyclical, echoing fluctuations in the housing market. As can be seen in **Figure LU-4**, the number of units added in the County over the past decade has risen and fallen with market trends. Between 2010 and 2019, the County added an average of 432 residential units per year, with the average number of units added for 2010-2014 being 385 units per year and the number of units added for 2015-2019 being 480 units per year.



Another indication of growth and its impact on County services is the growth in public water and sewer. Sewer and water service connections have risen to meet population demands and to respond to health concerns. As can be seen in **Figure LU-5** below, the number of water and sewer customers for JCSA has increased steadily on an annual basis over the previous decade, with the water customer base increasing 1.8% annually on average and the sewer customer base increasing 3.0% annually on average. The public water and sewer infrastructure expanded in tandem with this growth in customer base. Per **Figure LU-6** below, the total mileage of water facilities increased by 20% and the total mileage of sewer facilities increased by 17%. In comparing the residential annual CO data with the water and sewer customer growth for each year, it is markedly clear that increased residential development positively correlates with increased demand for public water and sewer services.





Agriculture Trends

Agriculture continues to be an important part of a diverse economy and community in James City County. With lands available for both farming and timbering, agriculture not only remains an important area for targeted economic growth in the County, but also serves as a way to uphold the community character. Trends captured by the 2017 Census of Agriculture show that farming in the County did not necessarily mirror statewide trends. The state saw declining numbers of farms with less overall land in farms since 2012, but steady average farm sizes. Since 2002, the number of farms statewide showed a net decrease of approximately 9.2%. Comparatively, County trends showed a decrease in the number of farms since 2012, but with more land in farms overall and a larger average size. Since 2002, the number of farms County-wide showed a net increase of 12.5%. The County consistently uses a higher percentage of farmland as cropland compared to the rest of the state; other uses for farmland can include woodlands or livestock-related uses such as pasturing. (See **Table LU-3**)

	2017		2012		2007		2002	
	State	County	State	County	State	County	State	County
Total Farms	43,225	72	46,030	83	47,383	74	47,606	64
Land in Farms (acres)	7,797,979	6,630	8,302,444	5,544	8,103,925	5,831	8,624,829	8,962
Avg. Size of Farm (acres)	180	92	180	67	171	79	181	140
Total Cropland (farms)	32,091	46	34,525	57	35,954	47	41,047	60
Total Cropland (acres)	3,084,067	3,591	2,990,561	2,987	3,274,137	2,990	4,194,158	6,342

Table LU-3. Summary comparison data from Census of Agriculture 2002-2017

The greatest number of farms in the County – 26 farms in total – are between 10 and 49 acres. This size range is consistently the most prevalent in the County since 2002, while statewide the most

common range is 50 to 179 acres. Census of Agriculture numbers from 2002 to 2017 indicate that there are proportionally more small farms (farms of less than 50 acres) in the County than overall in the state.

Table LU-4 below shows the total size of farms by year since 2002:

	2017				2012				2007				2002			
	State		County		State		County		State		County		State		County	
Farms by Size	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
1 to 9 acres	4,595	11%	17	24%	3,343	7%	17	20%	3,530	7%	10	14%	3,027	6%	13	20%
10 to 49 acres	13,631	32%	26	36%	14,425	31%	34	41%	15,177	32%	40	54%	14,082	30%	22	34%
50 to 179 acres	14,800	34%	18	25%	16,850	37%	28	34%	17,589	37%	16	22%	18,315	38%	19	30%
180 to 499 acres	6,732	16%	9	13%	7,864	17%	3	4%	7,777	16%	7	9%	8,613	18%	7	11%
500 to 999 acres	2,127	5%	0	0%	2,173	5%	0	0%	1,985	4%	0	0%	2,183	5%	1	2%
1,000 acres or more	1,340	3%	2	3%	1,375	3%	1	1%	1,325	3%	1	1%	1,386	3%	2	3%

Table LU-4. County and state farm size comparison

Community Design Policies

Large Retail Establishments

Due to their size and prominence within an area, large retail establishments are expected to impact their surrounding environment. Because these uses present both challenges and opportunities, the following policy statement was developed during the 2003 Comprehensive Plan update to guide their location and design: “a large retail establishment is defined as any combination of retail establishments occupying a single building comprising 40,000 square feet or more of floor space. This building may or may not be situated within a larger shopping center.”

The bulk, size, and scale of large retail establishments present many land use concerns for James City County, including but not limited to aesthetic and transportation impacts. Large retail establishments can be detrimental to the vision for James City County and can contribute to a loss of the unique sense of place when they result in massive individual structures that do not integrate into the character and fabric of the area. There are also significant problems involved in the recycling or adaptive re-use of a large retail establishment if it is abandoned, particularly if it was constructed as a stand-alone entity. However, there are advantages to these establishments in terms of convenience and impacts on public finance in the form of sales tax benefits and employment opportunities.

Currently, large retail establishments are regulated through the rezoning process and by a separate commercial SUP requirement for any commercial building or group of buildings which exceeds 10,000 square feet of floor area. The rezoning and SUP processes allow the County to control aesthetics, traffic and other physical impacts through proffers and conditions.

In order to ensure the success of a large retail establishment and to minimize the possible negative impacts on the County, particularly the problems of adaptive re-use, these establishments should be developed consistent with the following policies:

- Be designed as an integral and indivisible component of a larger retail and business enterprise, (for example, such as Monticello Marketplace)
- Be sited in locations close to major arterial roads with adequate buffering from existing residential areas and careful integration with new residential areas.
- Be combined when possible with smaller retail merchants and smaller commercial structures in a well-designed and coordinated shopping and business center in a manner that visually reduces their bulk, size, and scale.
- Be designed with a unified theme of design, materials, and shared parking, as well as the utilization of facades that are compatible with local community character and avoid uniform, bland, box-like architecture.
- Be consistent with the design standards for commercial uses in the Character Design Guidelines.

Strip Commercial Development

Commercial developments gain exposure by being located next to each other and along major roadways. Incremental “strip” commercial development is a common suburban development pattern. While this may provide the desired exposure to the roadway, narrow bands of development yield an unbalanced image of a community and do not assist in reducing automobile dependency. Even if the developments are attractively designed, strip development does not allow the public to take advantage of the convenience of centralized commercial activity and may in fact deter shoppers from smaller establishments in smaller developments. Over time, this type of development pattern begins to negatively impact the attractiveness of the commercial area by virtue of its inherent traffic congestion and inconvenient character. County policy will continue to focus on the potentially adverse impacts of strip commercial development, but will also attempt to encourage a more complementary pattern of development into localized centers or nodes, especially at concentrated locations such as intersections of major thoroughfares. This policy is reflected in the different scales of development suggested by the commercial and Mixed Use designations of the Future Land Use Map the general performance zoning principles in the Zoning Ordinance and the design standards for commercial uses in the Character Design Guidelines.

Continuing Care Retirement Communities (CCRCs)

James City County already has a number of developments and facilities to serve the senior segment of the population, from age-restricted communities like Colonial Heritage, to facilities with a range of care levels (known as Continuing Care Retirement Communities, or CCRCs) such as Williamsburg Landing and Patriots Colony. With the percentages of the senior segment of the population expected to increase, the need for housing and care options will likely increase as well. CCRCs are sometimes called life care communities and many have large campuses that include separate housing for those who live independently, assisted living facilities that offer more support, and nursing homes for those needing skilled nursing care. When all levels of care are included within the same grounds, people who are relatively active, as well as those who have serious physical and intellectual disabilities (like Alzheimer’s disease, dementia, etc.) will potentially live in close proximity. Residents then move from one housing choice to a progressively more supportive one as their needs change. CCRCs are a permitted or specially permitted use in the R-3, R-4, R-5, PUD (Planned Unit Development), and MU (Mixed Use) Zoning Districts.

While there has been some variation over the decades in evaluating the impact of CCRC's, the consistent recent practice for these purposes has been to calculate a CCRC's density based on the number of independent living units, with the assisted living rooms and/or skilled nursing beds excluded from this calculation. While assisted living rooms and skilled nursing beds do have an impact on the County, they do not represent the same level of impact as a traditional dwelling unit. Assisted living rooms and skilled nursing beds have been considered to be more along the lines of an institutional land use (like a hospital) than a residential land use, and their impacts should be accounted for differently than with a density measurement. It should also be noted that density is just one of many potential measures of impact for a given project. For most CCRCs, the largest public impacts from the assisted living rooms and skilled nursing beds will likely come from traffic (staff members who support these units traveling to and from the site, delivery of goods and services, etc.), emergency services (Fire and EMS response support for these units), and the environmental impacts associated with locating the building(s) to house these units on the CCRC site. In the past, adequately addressing these types of impacts via the proposal's master plan or proffers has been judged to have met the intent of the Comprehensive Plan and it is the intent of the County to continue to address CCRC impacts using this practice.

Short Term Rentals

The short-term rental of private residential property facilitated through companies such as Airbnb has emerged as an alternative to traditional short-term rentals such as hotels or timeshares. As of 2020, James City County does not have a specific definition for short-term rentals in the Zoning Ordinance, but historically has permitted "tourist homes" and "rental of rooms" within certain districts, either by right or with a special use permit. In districts where an SUP is required for short-term rentals, conditions are stipulated that are intended to protect the residential nature of the surrounding area and ensure that updated Certificates of Occupancy are issued within a certain time period.

The Zoning Ordinance currently defines "tourist home" as a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients. Historically, the "tourist home" use has applied to traditional bed and breakfast-style businesses, where a proprietor rents out rooms for short-term stays, and provides services such as meals and basic housekeeping. The current ordinance allows up to five rooms to be rented within a tourist home, and the definition has been interpreted to allow the proprietor to live on- or off-site. "Rental of rooms" is not specifically defined in the Zoning Ordinance, but has typically applied to situations where a homeowner rents a specific number of rooms (usually to a maximum of three) on a short term basis. Unlike tourist homes, "rental of rooms" does not allow the owner/proprietor to live off-site. The long term rental of a dwelling or room under a traditional lease does not fall under the short term rental category.

Many, but not all, residential districts require a special use permit for either tourist homes or rental of rooms, which allows for a legislative review process and conditions to be stipulated which protect the character of the surrounding area. In certain districts, such as Mixed Use, rental of rooms to a maximum of three rooms is permitted by right while tourist homes are not permitted at all. Certain commercial districts allow tourist homes by right, but rental of rooms is not permitted at all. It is important to note that even if a tourist home or rental of rooms is permitted by right in a particular location through the Zoning Ordinance, business licensure and an updated Certificate of Occupancy to ensure compliance with commercial fire and building codes would still be required.

Due to the unique impacts that can arise from transient residents in short term rentals, the County should continue to carefully consider the impacts these uses can have on a community's quality of life. The thriving rural character of James City County continues to offer a variety of agri-tourism opportunities, for which short term rentals may provide a truly unique opportunity and experience; one that provides economic benefits to rural property owners but doesn't directly compete with more conventional tourism-based opportunities inside the PSA. If located within a residential context, short term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use or Economic Opportunity
- Be located on the edge or corner of an existing platted subdivision, rather than internal to it
- Be located on a major road
- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental

Timeshares

In James City County, timeshares have traditionally been considered as appropriate uses in residential zoning districts and Comprehensive Plan future land use designations. When assessing impacts, it is important for projects to provide information on the maximum possible occupancy of units (given features such as lockout units). In the past, lockout features (typically, a unit which has the capability of being divided to create two separate but complete sections) have not been counted toward density, but should be taken into account, if appropriate, in assessing impacts. Timeshare development should be developed consistent with the following policies:

- It should not directly or adversely impact either existing or planned development.
- It should not be developed as a primary use within any non-residentially designated area.
- In Mixed Use areas, timeshares should be a secondary use and should not be located in areas generally reserved for commercial or industrial use.
- It should follow the design standards for residential uses in the Character Design Guidelines.

Community Guidance

Public Engagement

All of the public engagement themes identified during this Comprehensive Plan update are related to this chapter. These public engagement themes are the protection of community character, protection of the natural environment, fostering affordable housing, growing the local economy, and enhancing quality of life. Overall, respondents to the 2019 Citizen Survey revealed a desire for the County to continue managing growth in a manner that upholds community character and allows for enhancement of the community's quality of life. Notable responses to the survey include the following:

- 79.3% of respondents strongly agreed or somewhat agreed that developers who wish to build businesses or residences should always be required to pay a fee to the County to

offset public costs even if it means increases in the price of their services and new housing. This is nine points higher than the response received to the same question in 2014, with 70.3% agreeing with this statement at that time.

- 78.5% of respondents strongly agreed or somewhat agreed that it is more important to preserve farmland in the County than it is to have more development. This is similar to the response received to the same question in 2014, with 77.5% of respondents agreeing with this statement at that time.
- 74.5% of respondents strongly agreed or somewhat agreed that residential development of land in the County is happening too quickly. This is slightly higher than the response received to the same question in 2014, with 72.6% agreeing with this statement at that time.
- 58.8% of respondents strongly agreed or somewhat agreed that it is better to have neighborhoods in which there is a mix of housing options and small-scale retail and office development. This is 16.1 points lower than the response received in 2014, with 74.9% agreeing with a similar statement at that time.
- 58.7% of respondents strongly agreed or somewhat agreed that it is better to have more homes on smaller lots and set aside areas for open space in order to permanently preserve land and maintain the character of the community. This response is similar to those received during the 2014, 2007, and 2001 surveys, with approximately 56-57% of respondents agreeing with this statement each time.
- 54.4% of respondents strongly agreed or somewhat agreed that it is important to have less development in the County even if it means paying more in taxes. This is 4.6 points lower than the response received in 2014, with 59.0% agreeing with this statement at that time.
- 52.7% of respondents strongly agreed or somewhat agreed that it is better to have neighborhoods in which there is a mix of low-middle-, and high-income housing options. This is 10.3 points lower than the response received in 2014, with 63.0% agreeing with this statement at that time.
- 85.6% of respondents ranked the proximity of residence, work, and play as very important or somewhat important. This is nearly identical to the response received in 2014, with 85.7% ranking this statement as important at that time.
- 61.8% of respondents felt that the rate of growth in James City County is much or a little too fast. 32.4% felt that the rate of growth is about right. 5.3% felt that the rate of growth is much or a little too slow. A comparable question was not asked in 2014.
- 97.9% of respondents strongly favored or somewhat favored having developers provide public amenities such as sidewalks, bikeways, streetlights, parks/open spaces, and street trees in the County's development area. A comparable question was not asked in 2014.
- 84.6% of respondents strongly favored or somewhat favored the development of a more interconnected street system in the County's development area to provide more alternative routes for traffic. A comparable question was not asked in 2014.

- 83.4% of respondents strongly favored or somewhat favored taxing agricultural and forested land at a lower rate than market value in order to defer development of rural land. A comparable question as not asked in 2014.
- 81.2% of respondents strongly favored or somewhat favored reducing the number of lots a person can divide a large (rural) parcel into. A comparable question was not asked in 2014.
- 76.8% of respondents strongly favored or somewhat favored purchasing property development rights in rural or sensitive areas to keep the property from being developed. A comparable question was not asked in 2014.
- 70.0% of respondents strongly favored or somewhat favored encouraging a greater mix of offices, stores, restaurants, and other urban services with residential areas in the County's development area. A comparable question was not asked in 2014.

As a follow-up to the survey, the County hosted the Engage 2045 Summit on the Future in the fall of 2019 to engage with citizens to determine their vision for the future of the County. During the polling portion of the Summit and online polling that continued weeks after, citizens provided input on a number of issues. Key answers related to Land Use include:

- 65% of respondents stated it was very important for the County to improve its efforts to protect and preserve rural character in the County.
- 87% of respondents stated it was very important for the County to improve its efforts to protect and preserve the natural environment within the County.
- When asked what statement matched their greatest concern regarding retail space, the highest ranking answer (37% of respondents) was "New retail space will replace open space, rural land, or natural habitat."
- When asked where new development ought to occur, the highest-ranking answer (46% of respondents) was "As a priority, development should occur inside the PSA on empty lots in already developed areas."
- When asked about their opinion regarding the future of lands outside the PSA, the highest-ranking answer (71% of respondents) was "Protect as much rural and environmentally sensitive land as possible."
- When asked about their biggest concern for the future, the highest-ranking answer (42% of respondents) was "Changing Community Character (ex. Loss of rural vistas, historic places, small town...").
- When asked what the most important objective for the County ought to be, the highest-ranking answer (48% of respondents) was "Managing growth."

Participants were also provided an opportunity to share their "Big Ideas." Responses to this activity indicated support for preserving the "small town" character and encouraging development/redevelopment to locate inside the PSA. Participants also generally supported increasing mixed-use development and the efficient use of space within such developments. Within this theme,

participants also recommended locating shopping, dining, and similar amenities adjacent to independent living to allow greater access for residents.

The second round of public engagement included questionnaires on the Goal statements for each chapter, and feedback on alternative futures. The results of the Goals Questionnaire for the Land Use chapter's goal showed that slightly more than 70% of respondents did not want to change the goal, just under 21% wanted to change the goal, and just under 9% had no opinion. Of those preferring change, there was an emphasis on the need to maintain the character of the community by discouraging new development and promoting infill and redevelopment of properties.

The third round of community engagement was held in the winter of 2021. This round solicited input on policy directions the County should pursue and actions it should take to enable citizens' vision for the future of our community to be realized. Overall, there was consistent support for enhancing quality of life amenities in James City County with a strong emphasis on walking and biking facilities. Respondents supported prioritizing County resources for enhancing quality of life amenities. They also supported prioritizing walking and biking amenities in locations that increase connectivity between neighborhoods and shopping, schools, employment areas, and greenways.

Scenario Planning - Key Policy Guidance

The results of the Scenario testing phase of community engagement yielded several key principles that relate to Land Use:

- Create more mixed-use “complete communities” that include connected open spaces and natural areas, increase walkability and connectedness, and provide new housing and work opportunities, while maintaining the natural green character of the County;
- Provide a more compact development pattern within the Primary Services Area (PSA) and reduce new development in rural lands outside the PSA, as well as potential reductions in the PSA;
- Support efforts to reuse or redevelop existing, older developments and undertake development on infill sites to maximize use of existing services, improve quality of older developed areas, and reduce pressure for development on rural and natural lands;
- Protect natural features and rural areas as critical community character assets that help to attract new businesses and workers, serve as active working lands, and are the foundation for agri-tourism and eco-tourism industries;
- Provide more housing options that increase the ability for workers to live locally and for households entering new lifestyle periods, such as first-time homebuyers and empty nesters, to have options that allow them to continue to live in the County; and
- Ensure high-quality design of new developments and redeveloped areas that focuses on maintaining community character, supporting green building best practices, incorporating of natural areas within the built environment, supporting walkability and multimodal access, and leveraging existing public infrastructure.

Spotlight on Implementation

Building a strong community for the future requires land use planning practices that will preserve natural resources, plan for adequate transportation and housing infrastructure, create a sense of place and community, and maintain an economic base that remains vital during a variety of market climates. In order to achieve a pattern of land use and development that reinforces and improves the quality of life for the community, James City County has identified the following strategic issues:

- Having a range of housing opportunities and choices;
- Having a diverse tax base;
- Achieving cooperation among all neighboring localities to ensure compatibility of land uses;
- Having attractive places with a discernible identity;
- Promoting the use of land in a manner harmonious with other land uses and the environment;
- Mixing land uses to promote the efficient use of land;
- Preserving natural resources such as open space, farmland and environmentally sensitive areas;
- Providing varied and adequate transportation opportunities; ~~and~~
- Directing development into designated growth areas and providing services and facilities that meet the needs of all citizens; and
- Encouraging the development of complete communities, multi-modal transportation options, and compact mixed use centers that are walkable and bikeable.

There have been a number of items accomplished since 2009 that originated in whole or in part from the Land Use section and Goals, Strategies, and Actions (GSAs). In terms of GSAs related to the area that is designated Rural Lands, the County conducted a study of the feasibility of starting a Transfer of Development Rights (TDR) program, continued to examine zoning regulations for this area, including holding several discussion sessions, and was awarded an Agricultural and Forestal Industries Development grant to enhance rural economic development activities.

With regard to engaging in planning efforts related to our regional context, the County partnered with federal officials, adjacent localities, residents and business owners to complete the planning process portion of the Joint Base Langley-Eustis Joint Land Use Study (JLUS). This fifteen-month process resulted in the adoption of the study by the County's Board of Supervisors.

The Zoning and Subdivision Ordinances were also updated to address actions across multiple strategies. For example, the Zoning Ordinance was updated to permit places of public assembly used primarily as an event facility subject to certain performance standards, which helped fulfill one of the recommendations of the County's rural economic development strategy. Other examples include the Zoning Ordinance being updated to create a new section that lists standards and specifications for street trees in certain residential developments, to add bicycle improvements to many of the required pedestrian accommodation improvements based on the Historic Triangle Bikeways Master Plan, to allow for electric vehicle charging stations as an accessory use to off-street parking, and to revise submittal requirements for legislative cases.

Finally, in terms of GSAs related to the tracking of impacts of development proposals in a comprehensive and cumulative manner, staff has updated its tracking methods and now creates annual updates so future development can be better projected. A land use modeling effort in collaboration

with consultants as part of this Comprehensive Plan update will also provide additional resources for staff's tracking and analysis of development.

As the County looks to 2045, the Land Use section, along with the entire Comprehensive Plan, seeks to address the strategies listed above and provide the framework for the policy decisions and ordinances that will guide the community both today and into the future.

Attachment 3: Independent Well Questions and Answers

The following questions were received from the Planning Commission Working Group and the responses were provided by JCSA.

PCWG Meeting 12/21/20

1. Question: Does the JCSA system inside the PSA operate at a deficit, break-even, or positive?

Answer: In accordance with the Code of Virginia, Virginia Water & Waste Authorities Act, JCSA's rates are established to pay the cost of maintaining and operating the water and wastewater systems, paying debt service and creating reserves for system repair and expansion. The Authority's Financial Policy requires a balanced annual budget with planned revenues equaling planned expenses. The calculation for water operations inside the PSA vs. outside the PSA is not separated as part of JCSA's net position publication.

2. Question: Does the cost of water for fire figure in?

Answer: Charges are not assessed for water used for public fire protection, meaning this does not contribute to revenues but does contribute to operating costs. This impact is not tracked, however, but is estimated to be minimal.

3. Question: How much would connection fees and rates need to change for independent water systems in order to make independent water systems be essentially a neutral fiscal impact?

Answer: Since the idea of separate rate structures for residents of independent systems was examined and rejected by the BOD during discussions in FY2004, the Independent Water Systems Connection Fee would be the only thing that could change in an effort to get to a neutral fiscal impact. Assuming that future Independent Systems would be similar to Westport and Liberty Ridge in size and cost, the calculated system break-even for a future independent system requires an Independent Water Systems Connection Fee of approximately \$22,000 per lot. This calculation of \$22,000 as the break-even point did not take into account the \$226,949 annual deficit associated with the six other older Independent Systems. The Connection Fee would need to be greater than \$22,000 to also cover this annual deficit and achieve a neutral fiscal impact for all eight Independent Systems.

PCWG Meeting 2/22/21

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Answer: In accordance with the Code of Virginia, Virginia Water & Waste Authorities Act, JCSA's rates are established to pay the cost of maintaining and operating the water and wastewater systems, paying debt service and creating reserves for system repair and expansion. The Authority's Financial Policy requires a balanced annual budget with planned revenues equaling planned expenses. The calculation for water operations inside the PSA vs. outside the PSA is not separated as part of JCSA's net position publication.

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Attachment 4. Short Term Rentals Information

Proposed Land Use Chapter Text for Short Term Rentals

The short-term rental of private residential property facilitated through companies such as Airbnb has emerged as an alternative to traditional short-term rentals such as hotels or timeshares. As of 2020, James City County does not have a specific definition for short-term rentals in the Zoning Ordinance, but historically has permitted “tourist homes” and “rental of rooms” within certain districts, either by right or with a special use permit. In districts where an SUP is required for short-term rentals, conditions are stipulated that are intended to protect the residential nature of the surrounding area and ensure that updated Certificates of Occupancy are issued within a certain time period.

The Zoning Ordinance currently defines “tourist home” as a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients. Historically, the “tourist home” use has applied to traditional bed and breakfast-style businesses, where a proprietor rents out rooms for short-term stays, and provides services such as meals and basic housekeeping. The current ordinance allows up to five rooms to be rented within a tourist home, and the definition has been interpreted to allow the proprietor to live on- or off-site. “Rental of rooms” is not specifically defined in the Zoning Ordinance, but has typically applied to situations where a homeowner rents a specific number of rooms (usually to a maximum of three) on a short term basis. Unlike tourist homes, “rental of rooms” does not allow the owner/proprietor to live off-site. The long term rental of a dwelling or room under a traditional lease does not fall under the short term rental category.

Many, but not all, residential districts require a special use permit for either tourist homes or rental of rooms, which allows for a legislative review process and conditions to be stipulated which protect the character of the surrounding area. In certain districts, such as Mixed Use, rental of rooms to a maximum of three rooms is permitted by right while tourist homes are not permitted at all. Certain commercial districts allow tourist homes by right, but rental of rooms is not permitted at all. It is important to note that even if a tourist home or rental of rooms is permitted by right in a particular location through the Zoning Ordinance, business licensure and an updated Certificate of Occupancy to ensure compliance with commercial fire and building codes would still be required.

Due to the unique impacts that can arise from transient residents in short term rentals, the County should continue to carefully consider the impacts these uses can have on a community’s quality of life. The thriving rural character of James City County continues to offer a variety of agri-tourism opportunities, for which short term rentals may provide a truly unique opportunity and experience; one that provides economic benefits to rural property owners but doesn’t directly compete with more conventional tourism-based opportunities inside the PSA. If located within a residential context, short term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use or Economic Opportunity
- Be located on the edge or corner of an existing platted subdivision, rather than internal to it
- Be located on a major road
- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental

For more detailed information, please refer to:

- The November 23, 2020, PCWG agenda packet item: Short Term Rentals Briefing Paper #1:
 - o [Q:\2020_2040 Comp Plan\Planning Commission Working Group\11.2020_11_23 Meeting\Housing Materials\Attachment 2.5 Short Term Rental Briefing Paper and Spreadsheet.pdf](#)
- The February 8, 2021, PCWG agenda packet item: Short Term Rentals Brifing Paper #2:
 - o [U:\2020_2040 Comp Plan\Planning Commission Working Group\11.2020_11_23 Meeting\Housing Materials\Attachment 2.4a. Short Term Rentals Briefing Paper.pdf](#)
 - o [S:\2020_2040 Comp Plan\Planning Commission Working Group\11.2020_11_23 Meeting\Housing Materials\Attachment 2.4b. Short Term Rentals Briefing Paper_Attachment 1 PCWG responses.pdf](#)

Goals, Strategies, and Actions

Goal

LU – Achieve a pattern of land use and development that reinforces and improves the quality of life for citizens *by encouraging infill, redevelopment, and adaptive re-use within the PSA; limiting development on rural and natural lands outside the PSA; and assists in achieving the other eight goals of the Comprehensive Plan in Population Needs, Economic Development, Environment, Housing, Public Facilities, Transportation, Parks and Recreation, and Community Character.*

Strategies and Actions

LU 1 – Promote the use of land in a manner harmonious with other land uses and the environment.

- LU 1.1 – Craft regulations and policies such that development is compatible in scale, size, and location to surrounding existing and planned development. Protect uses of different intensities through buffers, access control, and other methods.
- LU 1.2 – ~~Monitor~~ *Review and update* the Zoning Ordinance to ensure consistency between densities and intensities of development recommended by the Comprehensive Plan and the residential and commercial zoning districts.
- LU 1.3 – Use policy and ordinance tools to ensure the provision of open space as part of development proposals, *as applicable*. In particular, maintain or increase incentives for cluster development in exchange for additional open space that provides significant benefits to the community.
- LU 1.4 – Require that any development of new public streets, public parks or other public areas, public buildings or public structures, public utility facilities, or public service corporation facilities, inside or outside the Primary Service Area (PSA), be subject to individualized review as provided under Section 15.2-2232, Legal Status of Plan, of the Code of Virginia, as amended.
- ~~LU 1.5 – Collaborate with the Office of Economic Development to investigate ways to maintain and promote an appropriate balance between residential and non-residential development and facilitate continued diversification of the local economy (i.e. study the amount and characteristics of land available for commercial/industrial development, etc.).~~
- LU 1.6⁵ – In coordination with the Board of Supervisors and the County Attorney's Office, provide updates on state legislation to the Planning Commission on an as-needed basis ~~should legislative decisions change or joint subcommittee reports be finalized on the major new planning legislation topics during non-Comprehensive Plan update years.~~
- *LU 1.6 – Explore the creation of a solar and wind energy ordinance that establishes performance standards for solar farms, carbon sequestration facilities, and other emerging technologies in the renewable energy industry, with the intention of protecting the County's unique rural character, preserving natural resources, and mitigating impacts to neighboring properties.*

LU 2 – Promote pedestrian, bicycle, and automotive linkages between adjacent land uses where practical.

- LU 2.1 – Plan for and encourage the provision of strategically located greenways, sidewalks, and bikeways to connect neighborhoods with retail and employment centers, parks, schools, and other public facilities and to effectively connect buildings and activities within individual sites, using *the Pedestrian Accommodations Master Plan, the Historic Triangle Regional Bikeways Map, the Greenway Master Plan and other* adopted plans for guidance.
- LU 2.2 – Facilitate the provision of public road interconnections within new developments and between arterial and collector roads by promoting land use and road patterns within the developments which are conducive to such interconnections.

LU 3 – Promote regional cooperation among Hampton Roads localities, particularly the Peninsula, to ensure compatibility of land use planning activities.

- LU 3.1 – Promote regional solutions to managing growth through the following actions:

LU 3.1.1 – Supporting efforts to bolster the livability of regional urban centers.

LU 3.1.2 – Engaging in joint planning efforts and allocating resources toward implementation.

LU 3.1.3 – Encouraging redevelopment, compact communities, and mass transit.

LU 3.1.4 – Guiding growth toward those areas with existing infrastructure and capacity.

- LU 3.2 – Communicate with adjacent jurisdictions regarding development plans that have potential impacts on adjacent localities and public facilities. Work with them to coordinate plans and to identify and mitigate areas where there are conflicts.
- LU 3.3 – Continue to participate in regional planning processes with York County and the City of Williamsburg. Use the *Historic Triangle Coordinated Comprehensive Plan Review Summary Report* as a regional planning resource, particularly with regard to transportation and to land use issues in the three geographic focus areas (Riverside/Marquis/Busch, Lightfoot/Pottery, Northeast Triangle and Surrounding Area).
- LU 3.4 - *In accordance with the recommendations of the adopted Joint Base Langley Eustis (Fort Eustis) Joint Land Use Study, establish a Military Influence Overlay District (MIOD) on the Future Land Use Map.*

LU 3.4.1 – For areas within the MIOD, ensure a Fort Eustis representative provides input into development proposals.

LU 3.4.2 - For areas within the MIOD, update the zoning and subdivision ordinances to incorporate the Code of Virginia sections that promote coordination between military installations and local municipalities.

LU 3.4.3 – For areas within the MIOD, update the zoning and subdivision ordinances to establish a Military Influence Area (MIA) overlay district. The exact boundary of the MIA should be determined through additional discussion with Fort Eustis. The zoning and subdivision ordinances should include:

- (a) Siting guidelines for commercial solar wind farms and wind turbine farms, only if those uses become added to the Use List.*
- (b) Standards and requirements for increased setbacks, buffers, and other design requirements to increase safety and security around the Fort Eustis installation.*
- (c) Vertical obstruction standards and limitations.*
- (d) Additional dark sky lighting requirements, as needed, within the defined air space of the Fort Eustis installation.*
- (e) References to a newly created vertical constraints map identifying locations where tall structures should be prohibited.*

LU 3.4.4 - For areas within the MIOD, ensure planned CIP projects would not conflict with the mission of Fort Eustis or otherwise promote incompatible growth with the installation.

LU 3.4.5 - For areas within the MIOD, create a user-friendly plan that provides guidance that illustrates a process by which water management issues can be addressed. Include an analysis of the use of the waterway and a strategy for emergency waterway closure, should the need arise.

- *LU 3.5 - In accordance with the recommendations of the adopted Joint Base Langley Eustis (Fort Eustis) Joint Land Use Study, create a communication and coordination plan with the installation that provides opportunities to share information and a forum to receive feedback.*
- *LU 3.6 - In accordance with the recommendations of the adopted Joint Base Langley Eustis (Fort Eustis) Joint Land Use Study, create an education plan for the community in consultation with the installation.*

LU 4 – Direct growth into designated growth areas in an efficient and low-impact manner.

- LU 4.1 – Enforce policies of the Comprehensive Plan to steer growth to appropriate sites in the PSA.
- LU 4.2 – Provide for low density and moderate density residential development in appropriate locations inside the PSA and prohibit such development on rural lands outside the PSA.
- ~~LU 4.3 – Study and reaffirm the PSA boundary and policies through the following actions:~~

~~LU 4.3.1 – Monitor the development potential of the PSA and the Rural Lands.~~

~~LU 4.3.2 — Examine the PSA boundary and policies in the greater context of the County's resources and the region's overall development potential.~~

~~LU 4.3.3 — To provide additional protection to sensitive environmental areas, evaluate the PSA boundary in the context of the County's natural boundary features and environmental resources, including but not limited to wetlands, ridgelines, Resource Protection Areas, and watershed boundaries.~~

~~LU 4.3.4 — Revise the Zoning Ordinance to provide more linkages to the PSA policies in specific zoning districts.~~

- ~~• LU 4.4 — Encourage development of public facilities and the provision of public services within the PSA. As one component of this, restrict the extension of water and sewer utilities and the formation of new central sewer systems in areas outside the PSA. Extend water and sewer service in the PSA according to a phased plan in accordance with the County's Comprehensive Plan and JCSA's master water/sewer planning.~~

- LU 4.53 – Promote infill, redevelopment, revitalization, and rehabilitation within the PSA. Consider the following strategies as appropriate:

LU 4.53.1 – Use of financial tools such as public-private partnerships ~~or tax increment financing.~~

LU 4.53.2 – Revisions to the Zoning Ordinance and/or Subdivision Ordinance or the development of guidelines to provide additional flexibility, clear standards, or incentives, such as expedited plan review.

LU 4.53.3 – Partnerships with government agencies, non-profits, and private entities to facilitate areas identified for redevelopment.

- LU 4.64 – Encourage developments which provide mixed use development, as further defined in the Mixed Use land use designation and development standards, within the PSA. Support design flexibility to promote mixing of various types of residential and non-residential uses and structures.

- LU 4.75 – Encourage ~~commercial and industrial uses~~ *mixed use developments and complete communities* to develop in compact nodes in well-defined locations within the PSA, ~~by:~~

~~LU 4.7.1 — Encouraging multiple uses within office parks in the PSA to assure employees convenient access to shopping, services, and open space.~~

~~LU 4.7.2 — Accomplishing rezonings for commercial and light industrial uses with sites of five acres or more under a binding master plan.~~

- LU 4.7.36 – Through the development process, reinforcing clear and logical boundaries for commercial and industrial property within the PSA, ~~by:~~

~~LU 4.6.1~~ *LU 4.6.1* Providing sufficient buffering and open space from nearby residential uses.

LU 4.6.2 Developing in a node pattern with a grid of internal parcels, internal streets, and judicious external connections, rather than in a strip pattern with individual connections along a single street.

- **LU 4.7.47** – Emphasizing the economic potential of interstate interchanges, especially industrial potential, by *and* encouraging a mixed of uses development and promoting industry and offices as the primary uses for interstate interchange land. Maintain land use policies and other measures to achieve this strategy.
- *LU 4.8 - Facilitate the development of sub-area/corridor master plans for strategic areas such as the County's interstate interchanges, Economic Opportunity Designations, and Mixed Use Designations/Urban Development Areas.*
- ~~LU 4.8 – Consider conducting a corridor study of Jamestown Road from the Jamestown-Scotland Ferry to the City of Williamsburg line with the purpose of examining the implications of existing development and potential future development on the traffic capacity of, and needed improvements for, Jamestown Road.~~
- ~~LU 4.9 – Complete the ongoing corridor study for Mooretown Road extension through the Mooretown Road/Hill Pleasant Farm Economic Opportunity Area which would include an analysis of the preferred alignment, construction cost, environmental impacts, and recommendations for funding options.~~
- *LU 4.9 – Encourage development in the Economic Opportunity designations which is consistent with the Economic Opportunity land use designation and development standards. Explore tax incentives or other incentives used by other localities for such designations and consider providing appropriate incentives.*

LU 5 – Promote the use of land consistent with the capacity of existing and planned public facilities and services and the County's ability to provide such facilities and services.

- **LU 5.1** – Through the following measures, coordinate allowable densities and intensities of proposed developments with the capacities and availability of water, public roads, schools and other facilities and services:
 - LU 5.1.1** – Continuing to further develop and refine a model or models to assess and track the cumulative impact of development proposals and development of existing and planned public facilities and services.
 - LU 5.1.2** – Supporting *development of* State enabling legislation for adequate public facilities ordinances to extend the policies to already zoned lands, if in a form acceptable to the Board of Supervisors.
 - LU 5.1.3** – Permitting higher densities and more intensive development in accordance with the Land Use Map where such facilities and services are adequately provided.
- **LU 5.2** – ~~Expect~~ *Ensure that* developments subject to zoning or special use permit review to mitigate their impacts through the following means:

LU 5.2.1 – Require sufficient documentation to determine the impacts of a proposed development, including but not limited to studies of traffic impact, capacity of public schools, historic and archaeological resources, water quality and quantity, other environmental considerations, and fiscal impact.

LU 5.2.2 – ~~Seek to ensure~~ Ensure that the recommendations of such studies ~~be~~ *are* adequately addressed prior to preparation of development plans, or in instances where a rezoning or special use permit is required, as part of those applications. ~~Methods of addressing such impacts include road improvements, cash and other proffers, building and site design, facility construction and dedication, conservation easements, and other measures.~~

LU 5.2.3 – ~~Consider developing~~ *Continue to calculate and make available up-to-date information on the costs of new development in terms of Public Transportation, Public Safety, Public Schools, Public Parks and Recreation, Public Libraries and Cultural Centers, Groundwater and Drinking Water Resources, Watersheds, Streams and Reservoirs.* ~~clear guidelines for cash proffers and/or fees tied to the full mitigation of impacts of a development and applying these guidelines in the review of new development proposals. In developing the guidelines, calculate the total County costs of the facility or service.~~

- ~~a. Consider developing proffer guidelines, including cash proffers, for Fire/EMS (emergency medical services), general government, libraries, and transportation.~~
- ~~b. Continue to provide proffer guidelines, including cash proffers, for schools, parks and recreation, and water/sewer.~~
- ~~c. Consider developing additional guidance on the interaction between the Adequate Public Schools Facilities Test Policy and the Cash Proffer Policy for Schools.~~

LU 5.2.4 - Consider and evaluate the possible use of impact fees to help defray the capital costs of public facilities related to residential development.

- LU 4.4 ~~5.3~~ – Encourage development of public facilities and the provision of public services within the PSA. *As one component of this, maintain a utility policy that, along with other tools such as zoning regulations, support the PSA as the growth boundary. Within the PSA, E*extend water and sewer service in the PSA according to a phased plan in accordance with the County's Comprehensive Plan and JCSA's master water/sewer planning. *As one component of this, Outside the PSA, restrict prohibit* the extension of water and sewer utilities, ~~and the formation of new central sewer systems in areas outside the PSA.~~

LU 6 – Enhance and preserve the agricultural and forestal economy and retain the character of Rural Lands and the predominantly wooded, natural, and small-town character of the County. (*Further Revisions to LU-6 strategies may be needed as staff, consultants, and the PCWG evaluate the recommendations of the Rural Preservation Analysis paper*)

- LU 6.1 – Promote the economic viability of *traditional and innovative* farming and forestry as industries through measures, including but not limited to, the following:

LU 6.1.1 – Support both the use value assessment and Agricultural and Forestal *District* (AFD) programs to the maximum degree allowed by the Code of Virginia. *Explore extending the terms of the County's Districts.*

LU 6.1.2 – Seek public and private funding for existing programs, investigate new programs, and support private or non-profit (such as land trust) actions that promote continued agricultural or forestal use of property.

- a. Encourage dedication of conservation easements to allow property owners to take advantage of State and Federal tax provisions. Develop a program that would provide information to property owners on the benefits of easement donation, including helping owners consider future possible plans for their property to verify they can be pursued under deed language.
- b. ~~Seek dedicated funding stream for the Purchase of Development Rights (PDR) open space preservation programs. Develop information a program that would provide information to for~~ property owners on the benefits of participating in *open space preservation programs*. ~~PDR. Work to allow non-traditional agricultural and forestry uses on parcels in the PDR program~~
- c. Stay informed of ~~new~~ State legislation related to Transfer of Development Rights (TDR) and on the status of TDR programs in Virginia peer localities.

LU 6.1.3 – ~~Amend~~ *Continue to update* the Zoning Ordinance ~~after re-evaluating the~~ list of permitted and specially permitted uses in ~~Rural Lands~~ *the A-1 zoning district*. Investigate adding a development standards policy for those uses that might benefit from a rural location. ~~Specifically~~ *Continue to* look at non-residential uses and development standards that may be appropriate, such as agri-business, eco-tourism, or green energy uses, and uses related to projects that are identified by the Strategy for Rural Economic Development.

LU 6.1.4 – ~~Dedicate resources to supporting and assisting the work of the Rural Economic Development Committee to identify, encourage, and promote rural, natural resource based activities in James City County. Among other things, this work can include helping to~~ *As resources allow, support* implementation of the recommendations in the Strategy for Rural Economic Development to *maintain and* create a viable economic *alternative options* for rural landowners, ~~and supporting additional staff resources to oversee implementation efforts.~~

LU 6.1.5 – Consider funding a staff position for rural or agricultural development officer to support and help acquire funding for rural protection programs and to undertake other similar activities.

LU 6.1.56 – Protect farming and forestry uses from conflicting activities by encouraging buffers and open space design ~~for developments~~ and by raising awareness among new rural land purchasers about existing farming and forestry uses in the County.

LU 6.1.67 – Craft regulations and policies in a manner that recognizes the value of, and promotes the conservation of, prime farmland soils and environmentally sensitive areas, and consider impacts to the County's farm and forestal assets in land use decisions.

- LU 6.2 – Residential development *is not a recommended use in the Rural Lands*. *Creation of any lots that occurs outside the PSA* should be in a pattern that protects the economic viability of farm and forestal assets *and protects natural and cultural resources and rural character*. Amend the Subdivision Ordinance, Zoning Ordinance, utility regulations, and related policies

to promote such an overall pattern. Consider providing more than one option, such as the following, so long as an overall very low density pattern can be achieved, and the design and intensity of the development is consistent with stated *Rural Lands designation description and development standards* the rural lands residential and commercial development goals and available infrastructure. Ultimately, it is likely that a combination of both incentives and regulatory tools will need to be developed to form a package that balances providing options to property owners with the overall preservation of rural economy and rural character policy goals.

LU 6.2.1 – Consider revising the R-8 and A-1 zoning districts to set lot sizes for conventional subdivisions to be consistent with stated *Rural Lands designation description and development standards* at a very low density pattern that is significantly lower than currently permitted, to promote continued agricultural or forestal use of land in addition to, or instead of, a homesite. As part of this amendment, consider easing the subdivision requirements such as *eliminating or permitting the waiving* of the central well requirement, allowing private streets in limited circumstances, *as part of an overall balanced strategy*.

LU 6.2.2 – Consider revising the rural cluster provisions in the A-1 zoning district to be more consistent with the Rural Lands designation description and development standards. As part of the amendment, consider changes to the design and layout of subdivisions that would consolidate lots in defined areas and allow for the remaining open space to continue in agricultural or forestal production. Also consider incentives to encourage this design. The density for the rural cluster should be lower than what the current A-1 ordinance base density allows, but should be higher than the density established for the very low density conventional subdivision option outlined in LU 6.2.1. As part of this amendment, consider easing the subdivision requirements such as *eliminating or permitting the waiving* of the central well requirement, allowing private streets in limited circumstances, making it a streamlined by-right use at certain scales, allowing off-site septic or community drainfields, etc.

LU 6.2.3 – Consider implementing a subdivision phasing program, where the number of blocks that could be created from a parent parcel within a given time period is limited.

LU 6.2.4 – Consider adding strong buffer and expanded setback regulations to the A-1 and R-8 districts, particularly if the permitted densities are not lowered in these districts.

LU 7 – Develop tools for targeted open space preservation inside the PSA that work in concert with the tools used in the Rural Lands, while acknowledging that the PSA is the County's designated growth area.

- LU 7.1 – Align eligibility criteria for applications for open space preservation with state and federal eligibility criteria for funding and other County efforts such as green infrastructure and greenway master planning, watershed preservation, and recreational planning, and prioritize properties at greatest threat of development. Monitor development trends and zoning regulations to periodically assess the threat of development and prioritization for properties inside the PSA versus those in Rural Lands.

- *LU 7.2 – Incorporate rural and open space preservation best practices within the new character design guidelines. Develop additional guidelines as necessary for specific resource protections including historic, environmental or scenic resources.*
- *LU 7.3 – Refine the buffer and setback standards specifically for visual character protection, addressing viewshed protection and maintenance of community character.*

MEMORANDUM

DATE: April 27, 2021

TO: Board of Supervisors

FROM: Ellen Cook, Principal Planner
Tammy Mayer Rosario, Assistant Director of Community Development

SUBJECT: Engage 2045 Comprehensive Plan Update, Draft Future Land Use Map (FLUM) materials

As part of each Comprehensive Plan update process, the County reviews and considers changes to the adopted Land Use Map, as well as revisions to the policies and descriptions expressed within the Land Use section. These are the two most direct way of changing land use policy during the Comprehensive Plan update process. For this update, the County has had the benefit of the scenario planning exercises, which has shown what the impact of growth in the County could be in a “business as usual” model (Scenario A) or the alternative model (Scenario B). The community selected alternative model (Scenario B) as the preferred future outcome for James City County. This scenario planning process has given the County an insight to the effect of land use policy in the long term in terms of impact and future development.

For this Comprehensive Plan update, 27 land use applications have been selected and reviewed. Three of these applications were submitted by property owners in the spring and summer of 2020. Nine were initiated by Planning staff, with the majority of these nine being pursued for establishing consistency between the use of County-owned properties with the Comprehensive Plan. The remaining fifteen applications were initiated by the Planning Commission Working Group (PCWG) over the course of three public meetings in December of 2020 and January of 2021.

Once the PCWG finalized the application list, the County mailed three rounds of notification letters to property owners who would be directly affected by the proposed Land Use change. Each application was transmitted for review by Planning staff, other County agencies, and the Virginia Department of Transportation. As part of its review, Planning staff analyzed multiple factors. These include the history of the properties, their use and zoning, their current Land Use designation, transportation considerations (including the traffic congestion projections provided by the consultant team) and whether or not the proposed Land Use change aligned with the Key Land Use Policy Ideas summarized in the Revised Preferred Scenario Framework produced as a result of the public engagement received during the Comprehensive Plan update process.

Planning staff prepared a master spreadsheet that summarized the application information, referenced the public comments received, and included staff’s recommendation of approval or denial. Staff presented this information to the PCWG over the course of two public meetings in March 2021. The PCWG voted on each of these applications over the course of these meetings. All of this summary information is included within the attached staff reports, which contain the same information as the master spreadsheet provided to the PCWG. Attachments referenced within the staff reports can be located at the links listed below.

Attachment:

1. Land Use Applications Staff Reports

Links:

1. Land Use Map Questionnaire Public Comments:
<https://www.jamescitycountyva.gov/DocumentCenter/View/27058/Attachment-22-Future-Land-Use-Map-Questionnaire-Public-Comments-PDF>
2. Other Public Correspondence:
<https://www.jamescitycountyva.gov/DocumentCenter/View/27059/Attachment-23-Public-Correspondence-PDF>
3. Congestion Maps (prepared by consultants):
<https://www.jamescitycountyva.gov/DocumentCenter/View/27060/Attachment-24-Land-Use-Applications-Congestion-Maps-PDF>
4. Land Use Designation Description and Development Standards:
<https://www.jamescitycountyva.gov/DocumentCenter/View/27061/Attachment-25-Land-Use-Designation-Descriptions-and-Development-Standards-PDF>

LAND USE-20-0001: Marston Parcels
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0001
Case Description:	Marston Parcels
Source:	Property owner-initiated
Property Addresses:	282 Bush Springs Road, 290 Bush Springs Road, 291 Bush Springs Road, and 308 Bush Springs Road
Tax Map/Parcel Nos.:	2220100036, 2220100034, 2220100090, and 2220100035
Acreage:	± 57.11
Property Owner:	Marston LLC Health-E Community
Zoning:	R-1, Limited Residential
Primary Service Area: (PSA)	Outside
Current Land Use Designation:	Rural Lands
Proposed Land Use Designation:	Low Density Residential/Addition to PSA
PSA Change:	Yes

PROPOSAL RATIONALE

See applicant narrative on PermitLink: https://comdev.jamescitycountyva.gov/EnerGov_Prod/SelfService/#!/plan/b0d260bb-22cb-4e5c-82a3-dc01dfca8f68

PARCEL BACKGROUND

These parcels are located at the end of Bush Springs Road beyond state maintenance. A similar proposal to this was reviewed in both 1997 and 2003 and was denied each time, with the Board deciding to keep these parcels designated for Rural Lands and outside of the PSA.

AGENCY COMMENTS

The Virginia Department of Transportation raised no issues regarding this proposal, only noting this property is beyond the end of state maintenance.

James City Service Authority (JCSA) noted the closest part of this site is approximately 4050 linear feet from the JCSA 3-inch force main and the JCSA 8-inch water main at Toano Woods Road and 4900 linear feet from the JCSA 6-inch force and 12-inch water main on Richmond Road. JCSA noted a water and sewer connection could be possible on the condition of an infrastructure capacity analysis and all needed upgrades being provided by the applicant. JCSA also noted the requirement for existing structures along Bush Springs Road to connect to public water and sewer if well and or septic ceases to function for those structures.

The Stormwater and Resource Protection Division (SRP) noted the location of these properties within the Yarmouth Creek watershed and the requirement for this proposal to adhere to the Special Stormwater Criteria, the approved Yarmouth watershed management plan, and

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0001: Marston Parcels
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

other administrative requirements. Generally, SRP expressed no opposition to PSA expansion, but noted the need for the upgrading of Bush Springs Road due to traffic flows.

The Fire Department, Office of Economic Development, Parks and Recreation Department, and the Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

This proposal aligns with none of the key land use policy ideas.

TRANSPORTATION CONSIDERATIONS

Bush Springs Road is not a major roadway and does not have an established corridor vision within the Comprehensive Plan.

TRANSPORTATION ROAD NETWORKS

The congestion maps provided by EPR do not address Bush Springs Road.

Per the congestion maps, Richmond Road and the immediate surrounding transportation network is identified as currently having low levels of congestion.

In the Virtual Future Scenario A and the Alternative Future Scenario B maps, the immediate transportation network surrounding this application would continue to operate at a low congestion level, while severe and moderate congestion levels are projected near the Richmond Road/Route 199/Centerville Road interchange.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Denial.

RECOMMENDATION RATIONALE

This application is similar to the land use proposal that was submitted in 2003. No substantial changes have occurred in the surrounding community in the time since then, meaning the immediate context for evaluating this application has remained constant. Regarding potential traffic impact, this portion of Bush Springs Road is substandard and would require considerable upgrades to serve a residential development. Furthermore, the conversion of Rural Lands to Low Density Residential contradicts the key land use policy ideas and public input themes received during Engage 2045, which support protecting Rural Lands and directing new growth to infill and redevelopment within the PSA.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended denial of this proposal by a vote of 6-1 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

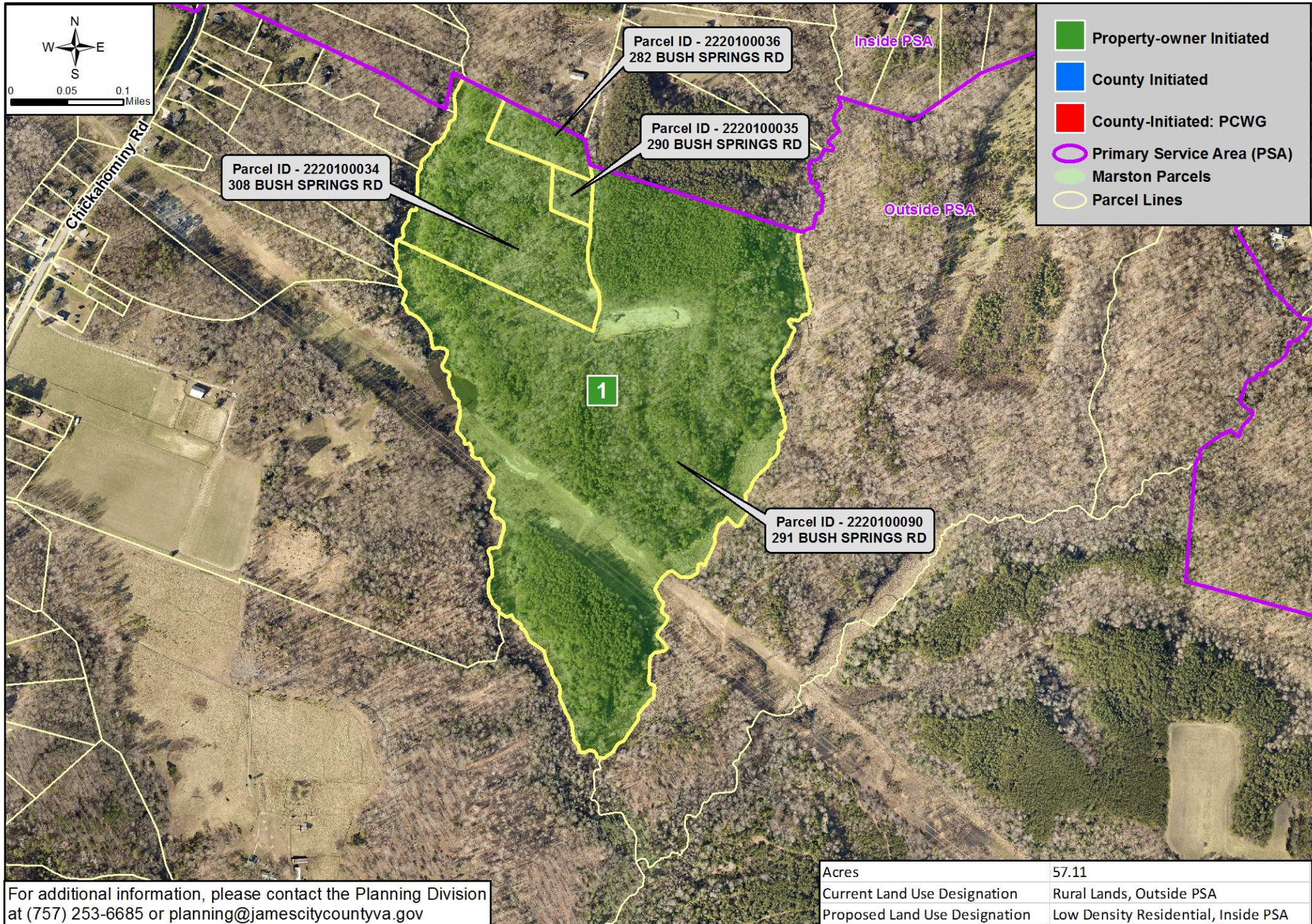
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-1MarstonPrcls

Attachment:
1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0001: Marston Parcels



LAND USE-20-0002: Eastern State-New Town Addition
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0002
Case Description:	Eastern State-New Town Addition
Source:	Property owner-initiated
Property Address:	4601 Ironbound Road
Tax Map/Parcel No.:	3910100152
Acreage:	± 540.65
Property Owner:	Commonwealth of Virginia Eastern State Hospital
Zoning:	PL, Public Lands
Primary Service Area: (PSA)	Inside
Current Land Use Designation:	Federal, State, and County Land
Proposed Land Use Designation:	Mixed Use-New Town
PSA Change:	No

PROPOSAL RATIONALE

See applicant narrative on PermitLink:
https://comdev.jamescitycountyva.gov/EnerGov_Prod/SelfService/#!/plan/62d37899-9ee4-482e-9f29-2e2d2a7207bf?tab=attachments

PARCEL BACKGROUND

This parcel is located between Route 199 and Depue Road and is located north of the New Town development. The Commonwealth of Virginia has utilized this property as a psychiatric hospital and intends to continue this use in the portion of the parcel not subject to this proposal.

AGENCY COMMENTS

The Virginia Department of Transportation recommended the County be aware that in the case of Olive Drive and Rollison Drive, a large increase in traffic through narrow residential streets with on-street parking may be problematic.

James City Service Authority (JCSA) noted that upgrades to the existing sewer main will be required if the developer intends to connect to it. If the developer intends to use the private sewer mains outside of the site, the private infrastructure will have to be transferred to JCSA. JCSA raised no issues with extending water mains to serve the site, on the condition that capacity analyses be submitted and required upgrades be provided by the developer.

The Stormwater and Resource Protection Division (SRP) noted the location of these properties within the Powhatan Creek watershed and the requirement for this proposal to adhere to the Special Stormwater Criteria (where appropriate), the approved Powhatan Creek watershed

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0002: Eastern State-New Town Addition
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

management plan, and other administrative requirements. SRP also noted the need for Olive Drive and Rollison Drive to be upgraded.

The Fire Department, Office of Economic Development, Parks and Recreation Department, and the Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 3: Encouraging the majority of new growth as Complete Communities by redesignating land as Mixed Residential/Commercial (e.g., some existing Low Density Residential areas) or Mixed Commercial/Industrial (e.g., the existing Economic Opportunity areas).

Key Land Use Policy Idea No. 4: Directing some new growth as feasible into redevelopment and infill development rather than into vacant rural areas.

Key Land Use Policy Idea No. 6: Directing new commercial growth into Mixed Use areas, as part of Complete Communities by redesignating existing commercial areas and/or revising zoning to encourage mixed use in these areas.

TRANSPORTATION CONSIDERATIONS

This parcel is surrounded by Community Character Corridors to the west (Route 199), north (Longhill Road), and east (Depue Road and Ironbound Road). For Longhill Road, Phase 1 of the widening is under way to include bicycle and pedestrian facilities. The proposed access to this property is through the extension of Olive Drive and Discovery Park Boulevard, meaning no additional entrances are proposed on Route 199 or Longhill Road. The conceptual plan for this proposal

shows Community Character buffering adjacent to Route 199, in accordance with County policy.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Longhill Road, Depue Drive, and Ironbound Road) is currently experiencing low levels of congestion, with some congestion already at the Longhill Road and Depue Drive intersection.

In the Virtual Future Scenario A map, some congestion is expected to continue at the Longhill Road and Depue Drive intersection.

In the Alternative Future Scenario B map, there is less congestion at some of the Route 199 and Monticello Avenue ramps. The immediate surrounding roads continue to operate with low levels of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

Proposed Revised Draft Language for Mixed Use New Town: “New development or redevelopment in this area, including any portion of the Eastern State Hospital property to be brought into the New Town development, should follow consistent design guidelines and strive to integrate uses.” Please see the Land Use Designation Descriptions and Development Standards for the full description of the New Town Mixed Use designation.

STAFF RECOMMENDATION

Approval.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of the public input provided during the Engage 2045 process. Specifically, this proposal supports the redevelopment/infill development of an existing site within the PSA by the redesignation of land to Mixed Use, which also supports future growth in the form of the Complete Communities concept. The projected traffic congestion for this area is not expected to be severe, nor are the transportation linkages required for the development expected to hinder the County's Corridor vision for Longhill Road and Route 199. Finally, the proposed Land Use designation description language contains development standards and clear expectations regarding design that will guide any future legislative applications to ensure the preservation of the established community character of the area.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 6-1 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-2Estate-NTwnAdd

Attachment:

1. Location Map

JCC LU-20-0002: Eastern State - New Town Addition



LAND USE-20-0003: Eastern State-New Town Addition
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0003
Case Description:	Eastern State-New Town Addition
Source:	Property owner-initiated
Property Address:	4601 Ironbound Road
Tax Map/Parcel No.:	3910100152
Acreage:	± 540.65
Property Owner:	Commonwealth of Virginia Eastern State Hospital
Zoning:	PL, Public Lands
Primary Service Area: (PSA)	Inside
Current Land Use Designation:	Federal, State, and County Land
Proposed Land Use Designation:	Mixed Use-Eastern State (new)
PSA Change:	No

PROPOSAL RATIONALE

See applicant narrative on PermitLink:
https://comdev.jamescitycountyva.gov/EnerGov_Prod/SelfService/#!/plan/380a9a62-4555-4798-a087-85253a9ad25c

PARCEL BACKGROUND

This parcel is located between Route 199 and Depue Road and is located north of the New Town development. The Commonwealth of Virginia has utilized this property as a psychiatric hospital and intends to continue this use in the portion of the parcel not subject to this proposal.

AGENCY COMMENTS

The Virginia Department of Transportation (VDOT) noted that a mixed use development on this property will have significant impact on Depue Drive and Ironbound Road and surrounding intersection. VDOT recommended a traffic study be conducted for this proposal prior to development.

James City Service Authority (JCSA) noted that if the developer intends to use the private water or sewer mains outside of the site, the private infrastructure will have to be transferred to JCSA after completion of a capacity analysis and required upgrades. JCSA raised no issues with portions of the site connecting to water mains to serve the site, on the condition that capacity analyses be submitted and required upgrades be provided by the developer.

The Stormwater and Resource Protection Division noted the location of these properties within the Powhatan Creek watershed and the requirement for this proposal to adhere to the Special Stormwater

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0003: Eastern State-New Town Addition
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

Criteria (where appropriate), the approved Powhatan Creek watershed management plan, and other administrative requirements.

The Fire Department, Office of Economic Development, Parks and Recreation Department, and the Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 3: Encouraging the majority of new growth as Complete Communities by redesignating land as Mixed Residential/Commercial (e.g., some existing Low Density Residential areas) or Mixed Commercial/Industrial (e.g., the existing Economic Opportunity areas)

Key Land Use Policy Idea No. 4: Directing some new growth as feasible into redevelopment and infill development rather than into vacant rural areas.

Key Land Use Policy Idea No. 6: Directing new commercial growth into Mixed Use areas, as part of Complete Communities by redesignating existing commercial areas and/or revising zoning to encourage mixed use in these areas.

TRANSPORTATION CONSIDERATIONS

This parcel is surrounded by Community Character Corridors to the west (Route 199), north (Longhill Road), and east (Depue Road, and Ironbound Road.) For Longhill Road, Phase 1 of the widening is under way to include bicycle and pedestrian facilities. The conceptual master plan for this proposal shows the site layout utilizing Ashbury Lane and Galt Lane to reach these corridors. Per VDOT's recommendation, a traffic study prior to development would be helpful in assessing the

required improvements for these roads and the potential impact on other roadways.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Longhill Road, Depue Drive, and Ironbound Road) is currently experiencing low levels of congestion, with some congestion already at the Longhill Road and Depue Drive intersection.

In the Virtual Future Scenario A map, some congestion is expected to continue at the Longhill Road and Depue Drive intersection.

In the Alternative Future Scenario B map, there is less congestion at some of the Route 199 and Monticello Avenue ramps. The immediate surrounding roads continue to operate with low levels of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

Proposed Draft Language: The portion of this site designated for this use is to be developed as a master planned community that harmoniously blends the Eastern State Hospital campus with the adjacent New Town community. This community should employ careful site orientation, landscaping and buffering, and transportation network connectivity to connect these areas, while also allowing for proper land use separation where appropriate. Natural ravines, topography, Resource Protection Area features and wooded areas are to provide enveloped buffering of the site and be protected from disturbance. Controlled ingress/egress points will direct traffic to intersections with suitable capacity and traffic calming infrastructure.

The master planned community is to be centered on passive and active open spaces and associated amenities. These open spaces are to be

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0003: Eastern State-New Town Addition
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

interconnected via pedestrian, bicycling, and vehicular travel networks, and are to serve as the central and perimeter congregational and buffer areas for the development. This development is to be clustered and strategically situated adjacent to natural conservation areas and topographic features.

This community is to be integrated into the existing transportation networks. Sidewalks, bike paths, and vehicular connections are to be designed to facilitate community residents' enjoyment of parks and amenities internal to the development, but to permit residents to walk, bike, or drive to nearby schools, recreational areas, restaurants, and shops.

In combination with the Eastern State Hospital complex and employment center, this community is to provide a mixed use area consisting of residential, institutional, medical, office, and civic uses. Each of these uses are to be appropriately interconnected to blend and support one another. The residential development will provide housing opportunities for the adjacent employment centers and will be located in close proximity to the civic uses, allowing convenient pedestrian mobility.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of the public input provided during the Engage 2045 process. Specifically, this proposal supports the redevelopment/infill development of an existing site within the PSA by the redesignation of land to Mixed Use, which also supports future growth being in the form of the Complete Communities concept. The

projected traffic congestion for this area is not expected to be severe, nor are the transportation linkages required for the development expected to hinder the County's Corridor vision for Longhill Road and Route 199. Finally, the proposed Land Use designation description language contains development standards and clear expectations regarding design that will guide any future legislative applications to ensure the preservation of the established community character of the area.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 5-2 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-3EastStateNTAdd

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0003: Eastern State - Mixed Use Community



LAND USE-20-0004: 7341 Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0004
Case Description:	7341 Richmond Road
Source:	County Initiated
Property Address:	7341 Richmond Road
Tax Map/Parcel No.:	2320100034
Acreage:	± 0.33
Property Owner:	Gillette, Anthony P. and Leslie, Christina
Zoning:	R-2, General Residential
Primary Service Area: (PSA)	Inside
Current Land Use Designation:	Federal, State, and County Land
Proposed Land Use Designation:	Low Density Residential
PSA Change:	No

PROPOSAL RATIONALE

The school (Norge Elementary School) has no intention of purchasing this property and the current use is residential.

PARCEL BACKGROUND

The parcel is located between Norge Elementary and Richmond Road. The property has been historically used as a residential dwelling. The Williamsburg-James City County Schools (WJCC) has no intentions to acquire this property for school use.

AGENCY COMMENTS

The Virginia Department of Transportation, James City Service Authority, Fire Department, Office of Economic Development, Stormwater Resource Protection Division, Parks and Recreation Department, and the Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

This parcel is adjacent to Richmond Road which is designated as an Urban/Suburban Community Character Corridor.

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Richmond Road which is designated as an Urban/Suburban Community Character Corridor.

TRANSPORTATION ROAD NETWORKS

Per the congestion maps, Richmond Road is identified as having a low level of congestion.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0004: 7341 Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

In both Scenario A and Scenario B, Richmond Road is projected to have a low level of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This property has been historically used as a single-family residence. It is not intended to be developed for public use (school or otherwise). Staff finds that changing this designation from Federal, State, and County Land to Low Density Residential would provide consistency between the proposed use of the property and the County's vision for this area.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 7-0 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md

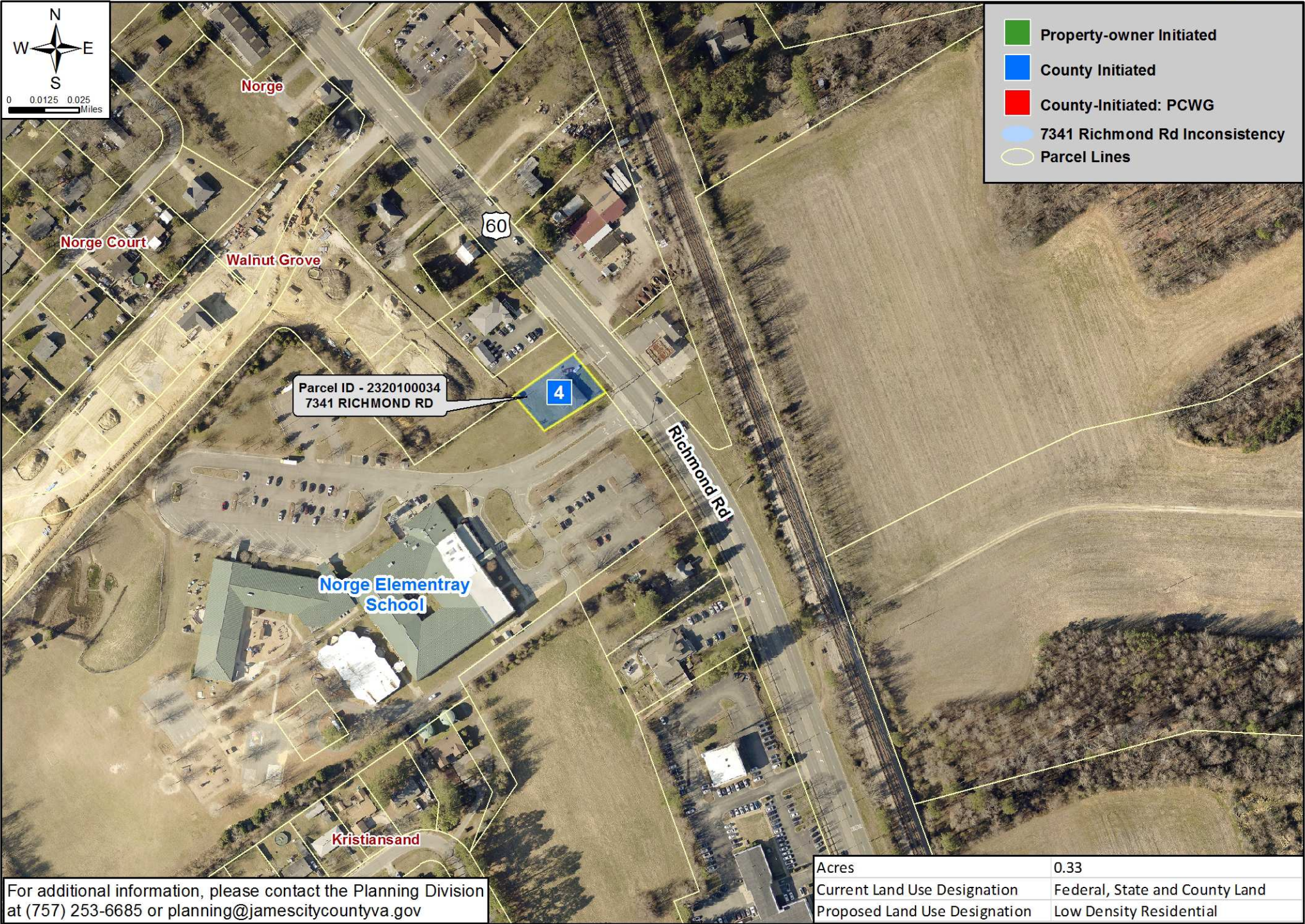
LU20-4-7341RichmdRd

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0004: 7341 Richmond Road Inconsistency



LAND USE-20-0005: Stonehouse Tract
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0005
Case Description:	Stonehouse Tract
Source:	County Initiated
Property Address:	9800 Six Mt. Zion Road
Tax Map/Parcel No.:	0630100005
Acreage:	± 2702 portion of 3,031 total parcel acreage
Property Owner:	SCP-JTL Stonehouse Owner 2 LLC
Zoning:	A-1, General Agricultural
Primary Service Area: (PSA)	Inside
Current Land Use Designation:	Low Density Residential/Within PSA
Proposed Land Use Designation:	Rural Lands/Outside PSA
PSA Change:	Yes

PROPOSAL RATIONALE

Due to changes in the Stonehouse Master Plan, this property is planned for rural preservation (with a small number of lots permitted on this parcel) instead of residential development. A conservation easement is guaranteed for this parcel as part of the Stonehouse Master Plan.

PARCEL BACKGROUND

This parcel is located in the northern part of the County and is included as part of the Stonehouse Master Plan. In 2019, the Board of Supervisors approved a rezoning application, proffer amendment, and master plan amendment that significantly reduced the number of residential units permitted for this parcel and instituted a conservation easement to ensure perpetual conservation of the parcel. This proposal also included a central well waiver for these future lots, allowing development using individual private well and septic without public water and sewer.

AGENCY COMMENTS

James City Service Authority noted this change is acceptable.

The Stormwater and Resource Protection Division noted that this property is located within the Ware Creek watershed and is subject to the goals and priorities of the approved watershed management plan.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0005: Stonehouse Tract
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 1: Limiting new residential development in Rural Lands through potential changes in utility or regulatory standards or public investments for land protection.

Key Land Use Policy Idea No. 2: Potential reductions in the PSA to maintain the rural character of some currently undeveloped areas.

TRANSPORTATION CONSIDERATIONS

This proposal is adjacent to Ware Creek Road and Sycamore Landing Road, neither of which are Community Character Corridors.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Croaker Road, Riverview Road, and Interstate 64) is currently experiencing low levels of congestion.

Both Scenario A and Scenario B show Croaker Road and Riverview Road remaining at a low congestion level. Interstate 64 is expected to have some increased congestion in both the Scenario A and Scenario B.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This proposal aligns with the key land use policy ideas recommended as a result of the public input. Specifically, this proposal provides for limiting new development in Rural Lands by revising the boundaries of the PSA, while also removing undeveloped land from the PSA. The projected traffic congestion for this area is not expected to be impacted by this Land Use change. Finally, the proposed Land Use designation matches the proposed use of this property on the binding master plan and proffers put forward for the Stonehouse development.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 8-0 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

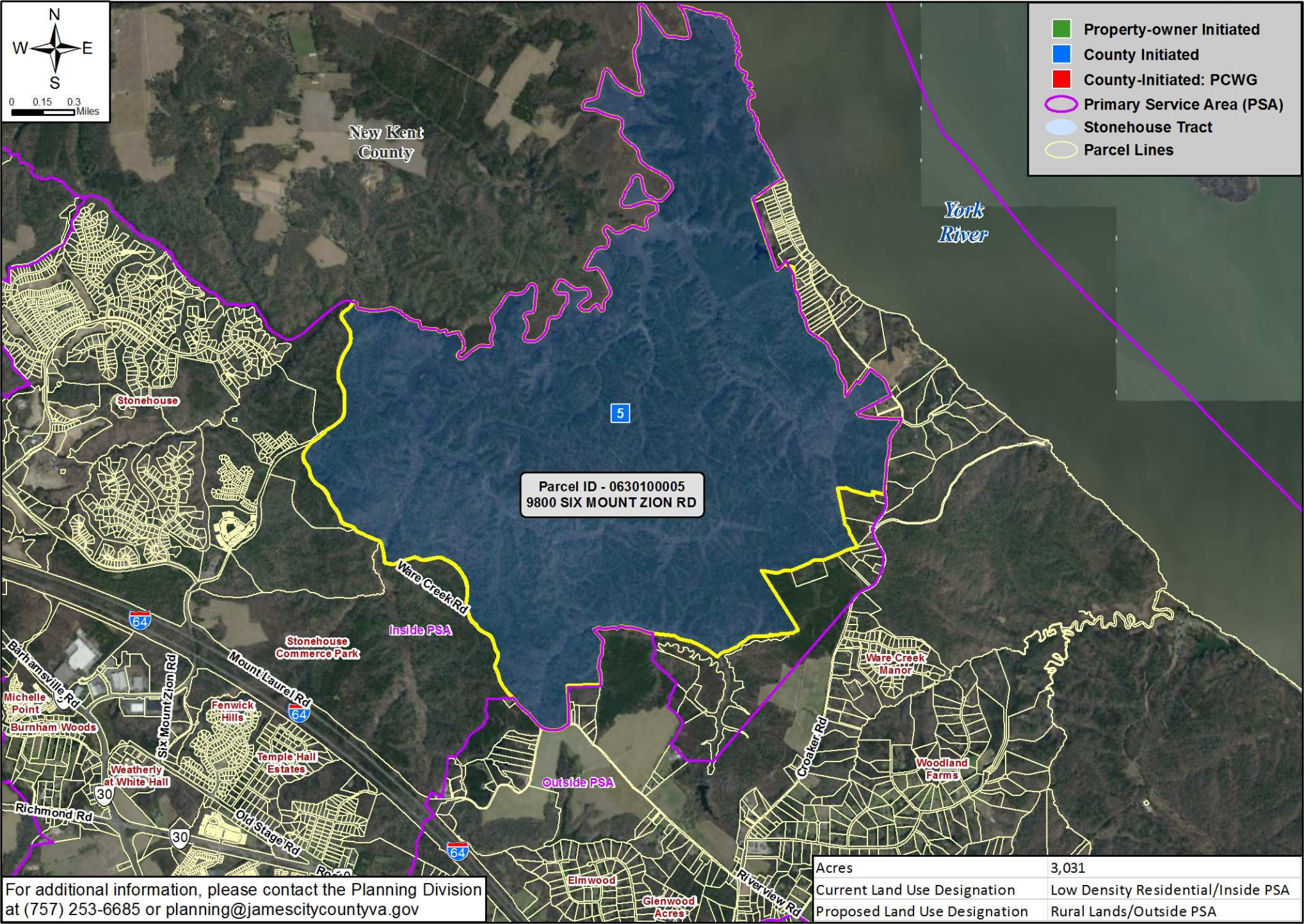
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-5Stnhse-RichRd

Attachment:
1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0005: Stonehouse Tract



LAND USE-20-0006: Primary Service Area Adjustment
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number: LU-20-0006

Case Description: Primary Service Area Adjustment

Source: County Initiated

Property Addresses: Please refer to Location Map (Attachment No. 1)

Tax Map/Parcel Nos.: 1410100013, 0740100007, 0740100006, 0740100008, 0740100009, 0740100010, 0740100011D, 0740100011E, 0740100011F, 0740100012, 0740100011B, 0740100011A, 0740100013, 1410100013A, 1410100046, 1410100004, 1410100008, 1410100007, and 1320100015A

Acreage: ± 300

Property Owners: York River Estates, Lc Attn: Fred T. Shaia, Scruggs, Michael W. and Mary M., Jones, Matthew Edward and Lyndia Beth, Carter, William Z. and Hazel Carter Pierce, Piggott, Sherman Eugene, Lucas, Garland W. Jr. and Barbara G., Joyner, Cole E. and Megan J., Parsons, Howard and Nancy, Coulter, Lera Cunningham, Herman, Leslie A., Ewing, Yvonne R., Kinney, Jonathan C. Trustee, James City County, Kinney, Jonathan C. Trustee, Piggott, Arthur Est and Oliver Piggott, Stephenson, Alphonso, Wenger Farms, LLC, James, Antonio O.

Zoning: A-1, General Agricultural

Primary Service Area: (PSA) Yes (all or partial depending on property)

Current Land Use Designation: Rural Lands and Low Density Residential

Proposed Land Use Designation: Rural Lands/Outside PSA

PSA Change: Yes

PROPOSAL RATIONALE

If the PSA is revised for the Stonehouse parcel, it is logical to continue the revision for PSA continuity.

PARCEL BACKGROUND

These parcels are located in the northern part of the County and are adjacent to the master-planned Stonehouse development. These parcels consist of properties that have been historically used for agricultural and forestal use or as scattered, rural residential development.

AGENCY COMMENTS

James City Service Authority noted this change is acceptable.

The Stormwater Resource Protection Division noted that this property is located within the Ware Creek watershed and is subject to the goals and priorities of the approved watershed management plan.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0006: Primary Service Area Adjustment
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 1: Limiting new residential development in Rural Lands through potential changes in utility or regulatory standards or public investments for land protection.

Key Land Use Policy Idea No. 2: Potential reductions in the PSA to maintain the rural character of some currently undeveloped areas

TRANSPORTATION CONSIDERATIONS

These parcels are adjacent to Croaker Road. This portion of Croaker Road is not identified as a Community Character Corridor.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Croaker Road, Riverview Road, and Interstate 64) is currently experiencing low levels of congestion.

Both Scenario A and Scenario B show Croaker Road and Riverview Road remaining at a low congestion level. Interstate 64 is expected to have some increased congestion in both the Scenario A and Scenario B.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This proposal aligns with the key land use policy ideas recommended as a result of the public input. Specifically, this proposal provides for limiting new development in Rural Lands by revising the boundaries of the PSA, while also removing undeveloped land from the PSA. The projected traffic congestion for this area is not expected to be severe. Furthermore, changing the designation from Low Density Residential to Rural Lands is expected to potentially lessen the future impact on transportation networks.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 7-1 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

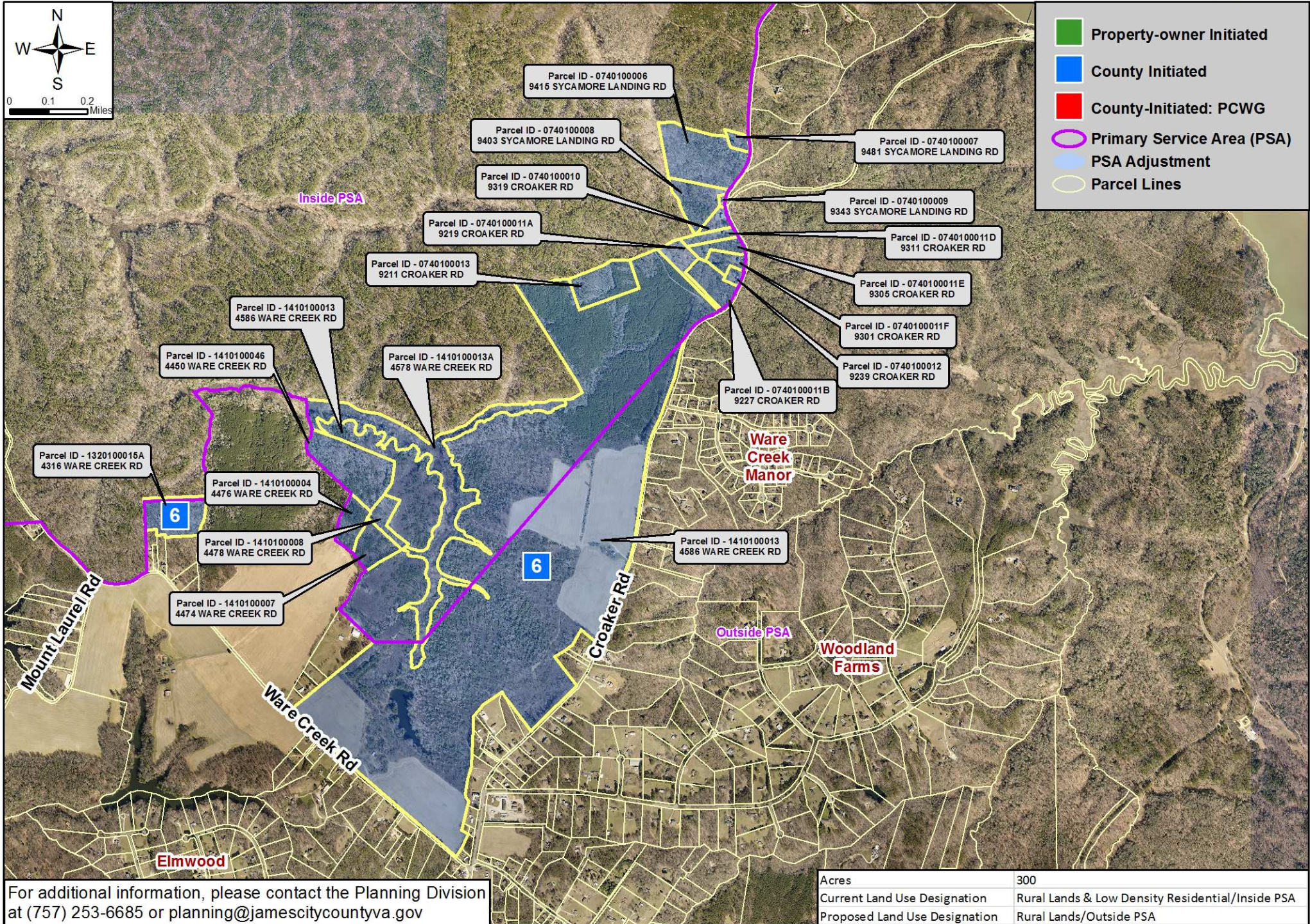
TW/md
LU20-6PSA-Adjmt

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0006: PSA Adjustment



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamecitycountyva.gov

Acres	300
Current Land Use Designation	Rural Lands & Low Density Residential/Inside PSA
Proposed Land Use Designation	Rural Lands/Outside PSA

LAND USE-20-0007: Mainland Farm
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0007
Case Description:	Mainland Farm
Source:	County Initiated
Property Address:	2881 Greensprings Road
Tax Map/Parcel No.:	4610100012
Acreage:	± 214.05
Property Owner:	James City County
Zoning:	PL, Public Lands
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Community Character Conservation, Open Space or Recreation
PSA Change:	No

PROPOSAL RATIONALE

This property is a historic working farm that is owned by the County.

PARCEL BACKGROUND

This parcel is located adjacent to Greensprings Road, near the James City County Marina and Jamestown Island. This parcel is a historic working farm that has been farmed continuously since 1609 and is currently owned by the County with a conservation easement on it.

AGENCY COMMENTS

The Fire Department, James City Service Authority, Office of Economic Development, Parks and Recreation Department, Stormwater Resource Protection Division, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None (Proposed for County Consistency).

TRANSPORTATION CONSIDERATIONS

Greensprings Road is designated as an Open/Agricultural Community Character Corridor, with the Greensprings Interpretive Trail traversing this property.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Greensprings Road, John Tyler

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0007: Mainland Farm
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

Highway, and Jamestown Road) is currently experiencing low levels of congestion.

In both Scenario A and Scenario B, the immediate surrounding transportation network will remain at low congestion levels, with some slight increase on John Tyler Highway.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

See revised language for Community Character Conservation, Open Space or Recreation.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This property has been historically used as a working farm dating back to 1609. It is not intended to be developed for residential use, but is to be preserved as a working farm and to allow for some recreational use via the Greensprings Interpretive Trail. Staff finds that changing this designation from Low Density Residential to Community Character Conservation, Open Space or Recreation would provide consistency between the historic and proposed use of the property and the County's vision for this area.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 8-0 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

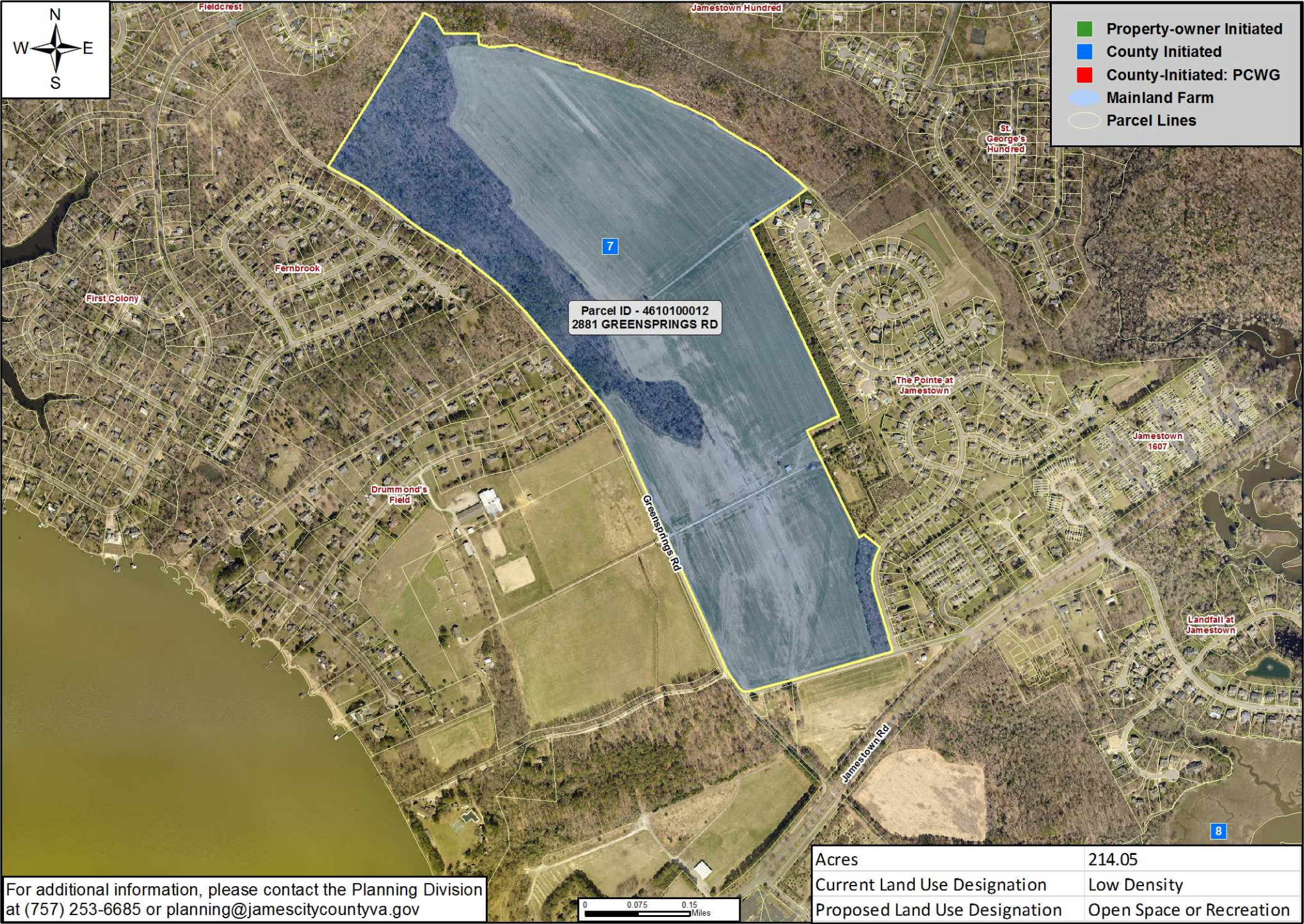
TW/md
LU20-7MainldFm

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0007: Mainland Farm



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamecitycountyva.gov

LAND USE-20-0008: Powhatan Creek Wetlands
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number: LU-20-0008

Case Description: Powhatan Creek Wetlands

Source: County Initiated

Property Addresses: 2000 A Jamestown Road, 2000 B Jamestown Road, and 4380 A Landfall Drive

Tax Map/Parcel Nos.: 4640100013, 4640100014, and 4640100015

Acreage: ± 64

Property Owner: James City County

Zoning: B-1, General Business

Primary Service Area: (PSA) Yes

Current Land Use Designation: Low Density Residential

Proposed Land Use Designation: Community Character Conservation, Open Space or Recreation

PSA Change: No

PROPOSAL RATIONALE

Parcels are environmentally constrained and not suitable for development.

PARCEL BACKGROUND

These parcels are located adjacent to the James City County Marina and consists of wetlands. Development of this property is deemed unfeasible due to its environmental constraints and the terms of the conservation easement.

AGENCY COMMENTS

The Fire Department, James City Service Authority, Office of Economic Development, Parks and Recreation Department, Stormwater and Resource Protection Division, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None (Proposed for County Consistency).

TRANSPORTATION CONSIDERATIONS

This parcel does not abut the transportation network.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Greensprings Road and Jamestown Road) is currently experiencing low levels of congestion.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0008: Powhatan Creek Wetlands
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

In both Scenario A and Scenario B, the immediate surrounding transportation network will remain at low congestion levels.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

See revised language for Community Character Conservation, Open Space or Recreation.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This property consists of wetlands and cannot be developed for residential use. Staff finds that changing this designation from Low Density Residential to Community Character Conservation, Open Space or Recreation would provide consistency between the proposed use of the property as an environmental feature near the marina.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 8-0 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md

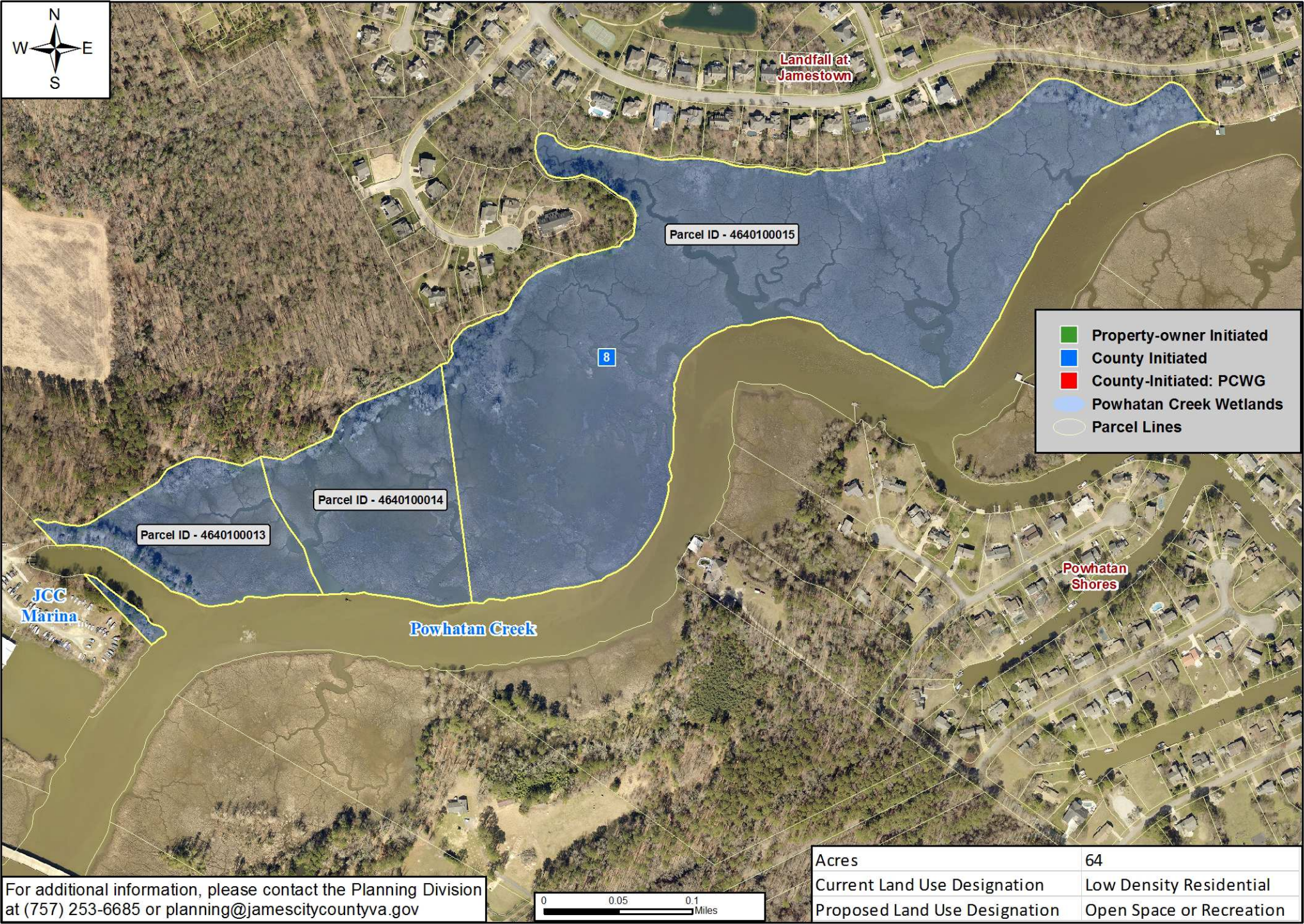
LU20-8PowhatCrkWtlds

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0008: Powhatan Creek Wetlands



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamescitycountyva.gov

Acres	64
Current Land Use Designation	Low Density Residential
Proposed Land Use Designation	Open Space or Recreation

**LAND USE-20-0009: James City Service Authority Tewning Road Office and Convenience Center
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

SUMMARY FACTS

Case Number:	LU-20-0009
Case Description:	James City Service Authority (JCSA) Tewning Road Office and Convenience Center
Source:	County Initiated
Property Address:	105 Tewning Road
Tax Map/Parcel No.:	3910100003
Acreage:	± 19.62
Property Owner:	James City Service Authority
Zoning:	M-1, Limited Business/Industrial, Public Land
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Mixed Use New Town, Federal, State and County
Proposed Land Use Designation:	Federal, State, and County Land
PSA Change:	No

PROPOSAL RATIONALE

Property is owned by JCSA and utilized for public services.

PARCEL BACKGROUND

This parcel is located off of Tewning Road, adjacent to the New Town development and the Eastern State parcel. This parcel is currently used as the JCSA office and convenience center and is not intended to be connected to the New Town development.

AGENCY COMMENTS

The Fire Department, JCSA, Office of Economic Development, Parks and Recreation Department, Stormwater and Resource Protection Division, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None (Proposed for County Consistency).

TRANSPORTATION CONSIDERATIONS

This parcel abuts Tewning Road, which is not designated as a Community Character Corridor within the County. This portion of Tewning Road is included in the Community Character Area for New Town.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Longhill Road, Depue Drive, and

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**LAND USE-20-0009: James City Service Authority Tewning Road Office and Convenience Center
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

Ironbound Road) is currently experiencing low levels of congestion, with some congestion already at the Longhill Road and Depue Drive intersection.

In the Virtual Future Scenario A map, some congestion is expected to continue at the Longhill Road and Depue Drive intersection.

In the Alternative Future Scenario B map, there is less congestion at some of the Route 199 and Monticello Avenue ramps. The immediate surrounding roads continue to operate with low levels of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This property is planned to be continued for use by JCSA and is not expected to be privately developed for mixed use. Staff finds that changing this designation would provide consistency between the continued use of the property by JCSA.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 8-0 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

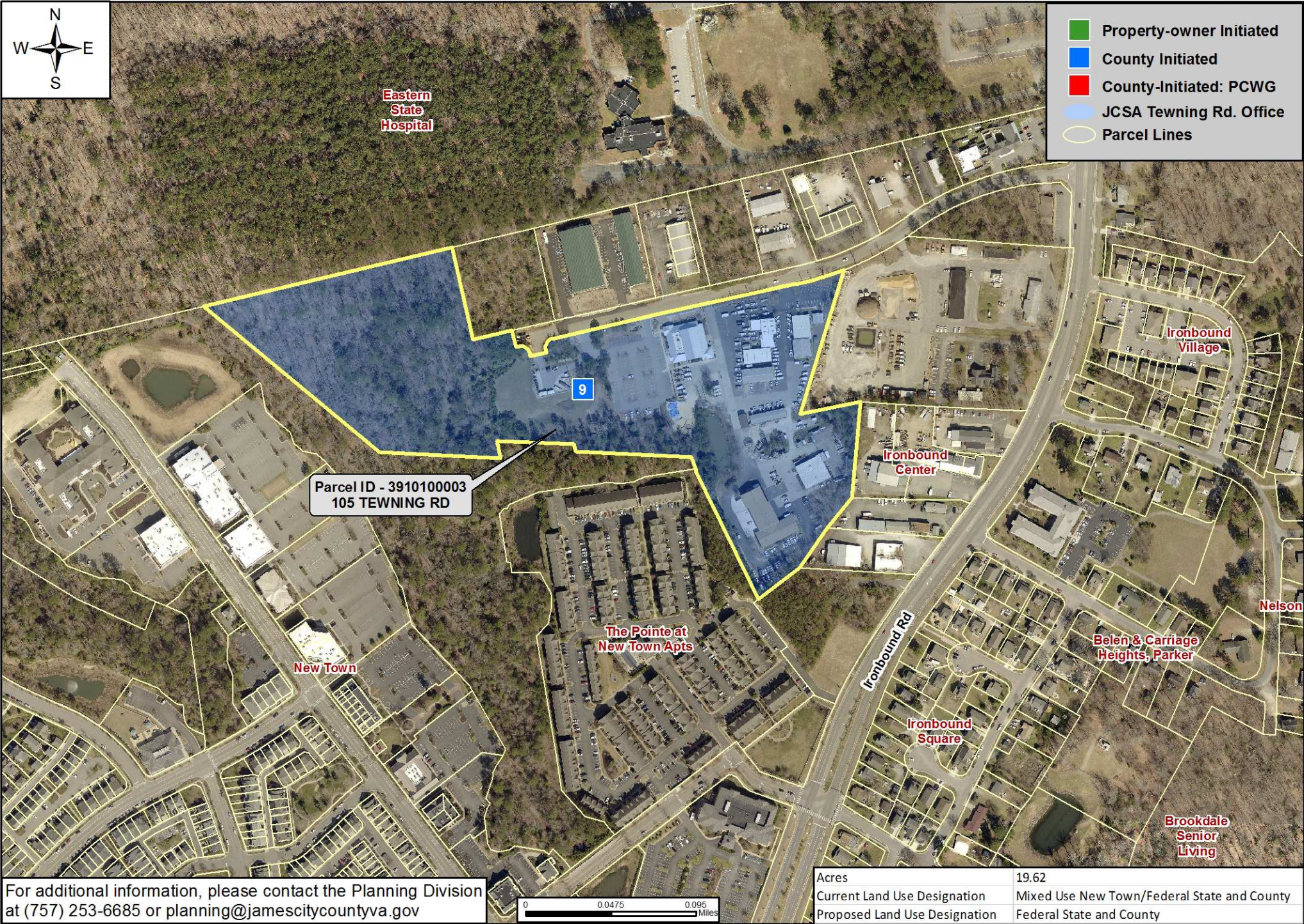
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-9JCSATwngRdOff-ConvCtr

Attachment:

1. Location Map

JCC LU-20-0009: JCSA Tewning Rd. Office & Convenience Center



LAND USE-20-0010: Brickyard Parcels
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0010
Case Description:	Brickyard Parcels
Source:	County Initiated
Property Addresses:	990 and 1006 Brickyard Road
Tax Map/Parcel Nos.:	1920100018A and 1920100018
Acreage:	± 119.33
Property Owner:	James City County
Zoning:	A-1, General Agricultural, PL, Public Lands
Primary Service Area: (PSA)	No
Current Land Use Designation:	Rural Lands
Proposed Land Use Designation:	Community Character Conservation, Open Space or Recreation
PSA Change:	No

PROPOSAL RATIONALE

The County intends to utilize these parcels for a potential passive park.

PARCEL BACKGROUND

These parcels are located at the end of Brickyard Landing Road and front on the Chickahominy River. Currently there is a public boat ramp located here. The County purchased the larger property in 2020 for the purpose of establishing a passive park.

AGENCY COMMENTS

The Fire Department, James City Service Authority, Office of Economic Development, Parks and Recreation Department, Stormwater Resource Protection, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None (Proposed for County Consistency).

TRANSPORTATION CONSIDERATIONS

This parcel abuts Brickyard Road, which is not designated as a Community Character Corridor within the County.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Brickyard Road and Forge Road) is currently experiencing low levels of congestion.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0010: Brickyard Parcels
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

In both Scenario A and Scenario B, the immediate surrounding transportation network will increase in congestion, with the intersection of Brickyard Road and Forge Road being at a moderate level.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

See revised language for Community Character Conservation, Open Space or Recreation.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This property is planned to be utilized as a passive park by the County and subsequently is not planned to be developed for residential use. Staff finds that changing this designation would provide consistency between the Comprehensive Plan and the planned use for this County property.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 8-0 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

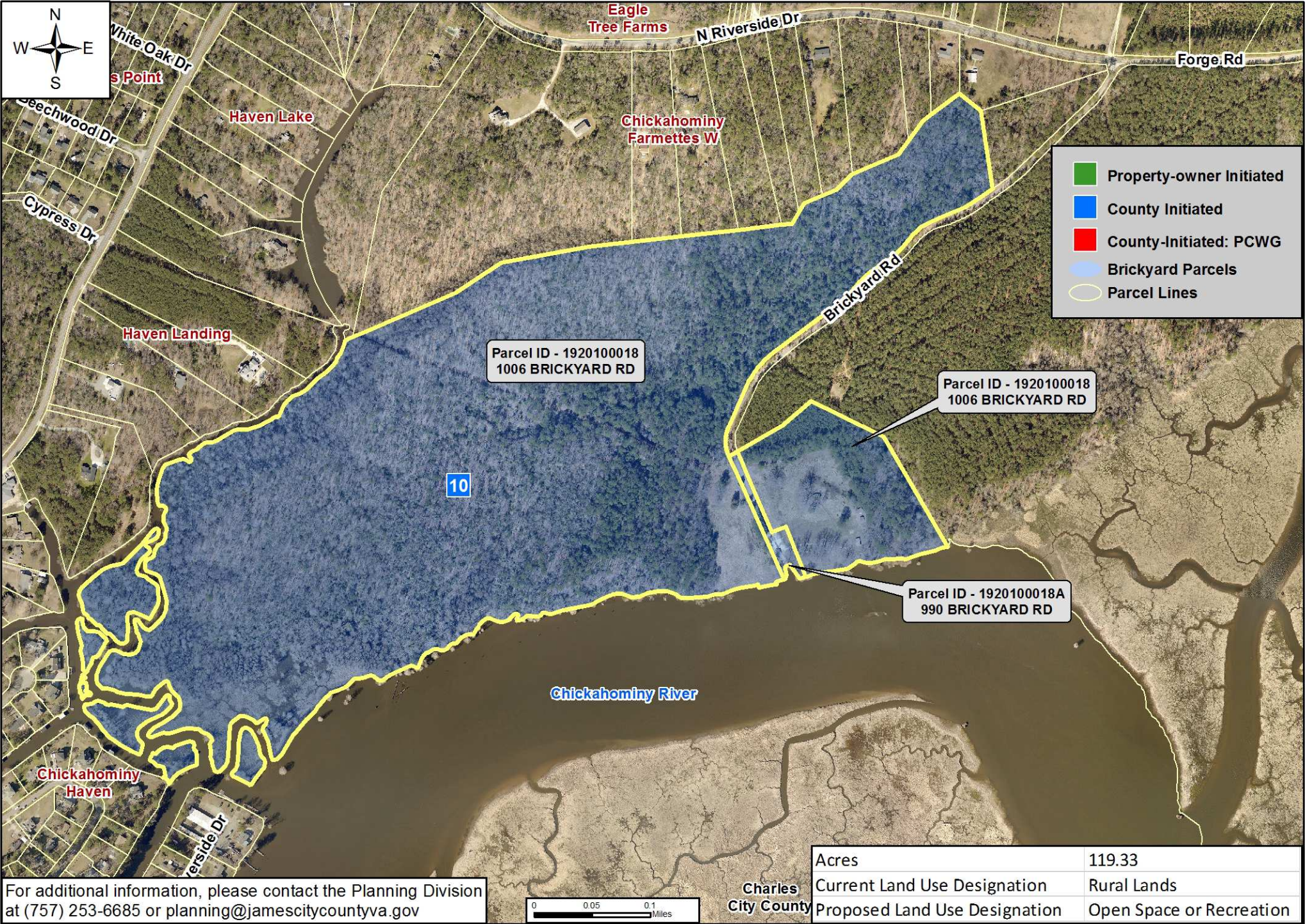
TW/md
LU20-10BrkydParcels

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0010: Brickyard Parcels



LAND USE-20-0011: Winston Terrace Stream Restoration
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0011
Case Description:	Winston Terrace Stream Restoration
Source:	County Initiated
Property Address:	1305 Jamestown Road
Tax Map/Parcel No.:	4810100004A
Acreage:	± 2.41
Property Owner:	James City County
Zoning:	B-1, General Business
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Community Commercial
Proposed Land Use Designation:	Low Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Less intense development (no development) is preferable for this site due to environmental constraints.

PARCEL BACKGROUND

This parcel is located between the Colony Square Shopping Center and the Winston Terrace subdivision. This parcel was purchased by the County in the mid-2010s in order to restore the stream and environmental features on site. Specifically, the intent of this ongoing project is to stabilize outfalls and stream banks to reduce erosion caused by uncontrolled runoff from the upper east branch of the Mill Creek Watershed. This project will provide stabilization to the eroding streams in Mill Creek and protect adjacent utilities and properties from undermining due to erosion.

AGENCY COMMENTS

The Fire Department, James City Service Authority, Office of Economic Development, Parks and Recreation Department, Stormwater and Resource Protection Division, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None (Proposed for County Consistency).

TRANSPORTATION CONSIDERATIONS

This parcel is not immediately adjacent to a transportation network, given its location behind the shopping center.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0011: Winston Terrace Stream Restoration
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the intersection of Route 199 and Jamestown Road is currently shown as having mostly low levels of congestion.

In both Scenario A and Scenario B, the immediate surrounding transportation network will increase in congestion, though Scenario B is expected to have lower levels of congestion on Jamestown Road.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This property consists of a stream in the process of being restored by the County and is not planned to be developed for residential or non-residential use. Staff finds that changing this designation from Community Commercial to Low Density Residential is an appropriate step. Although Low Density Residential is not necessarily a likely use for this parcel, it is a less intense proposed use, is in keeping with other small, neighborhood-scale open spaces, and is thus more appropriate.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to change the land use designation to Community Character Conservation, Open Space or Recreation instead of Low Density

Residential and recommended approval of this proposal by a vote of 7-1 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

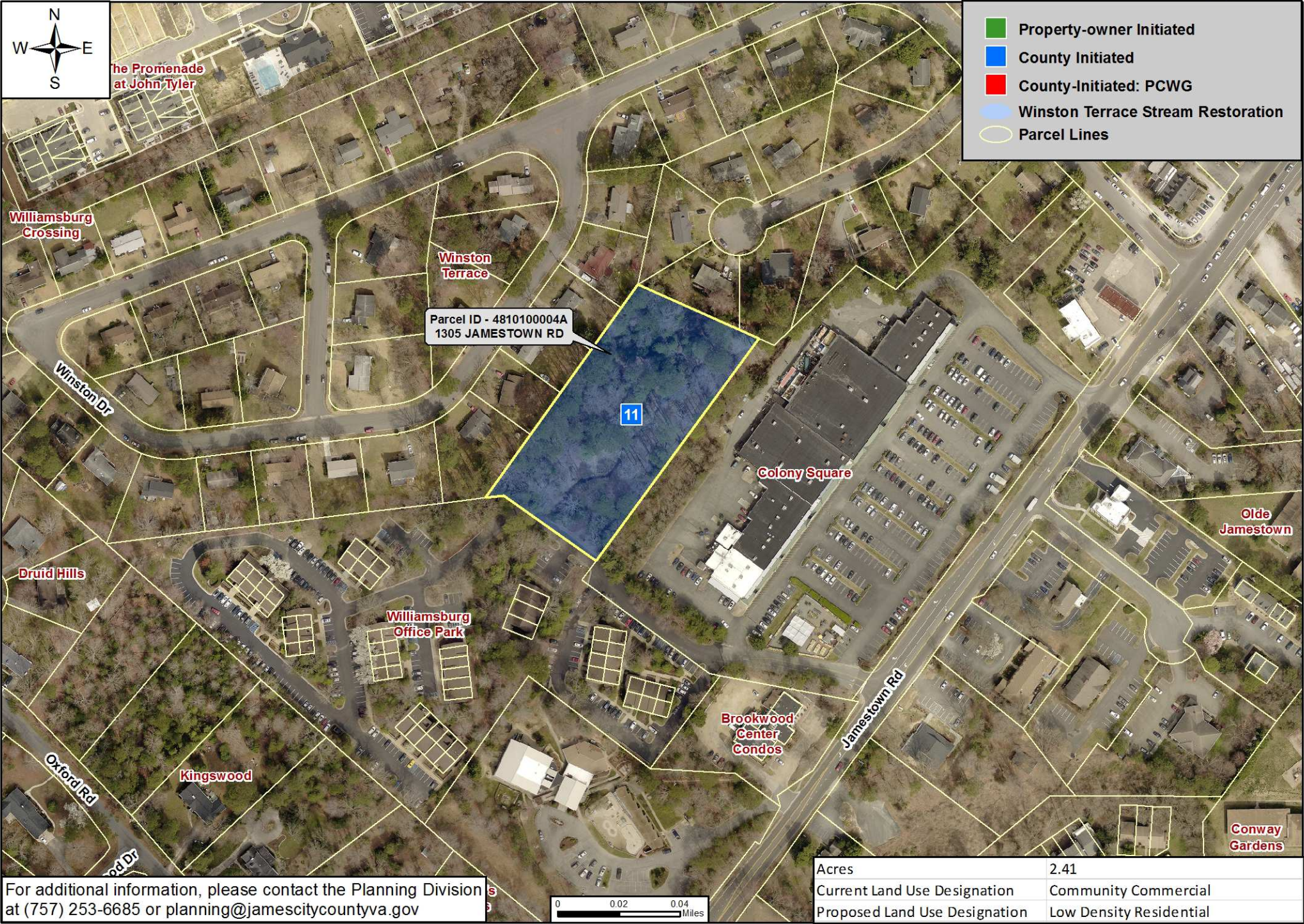
TW/md
LU20-11WinstTerrStrmRestor

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0011: Winston Terrace Stream Restoration



LAND USE-20-0012: Grove Convenience Center Site
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0012
Case Description:	Grove Convenience Center Site
Source:	County Initiated
Property Address:	8451 Pocahontas Trail
Tax Map/Parcel No.:	5230100113
Acreage:	± 2.03
Property Owner:	James City County
Zoning:	M-1, Limited Business/Industrial
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Limited Industry
Proposed Land Use Designation:	Federal, State, and County Land
PSA Change:	No

PROPOSAL RATIONALE

County purchased this property for a Grove Convenience Center.

PARCEL BACKGROUND

This parcel is located adjacent to Pocahontas Trail and abuts the Grove Fire Station. This parcel was purchased by the County in 2020 for the purpose of establishing a convenience center there in the future.

AGENCY COMMENTS

The Fire Department, James City Service Authority, Office of Economic Development, Parks and Recreation Department, Stormwater Resource Protection Division, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None (Proposed for County Consistency).

TRANSPORTATION CONSIDERATIONS

Pocahontas Trail is an Urban/Suburban Community Character Corridor. The vision for the Pocahontas Trail Corridor study should be pursued, which includes bicycle and pedestrian facilities, added lighting and landscaping, a center turn lane and bus pull-offs.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, this segment of Pocahontas Trail is identified as currently having moderate

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0012: Grove Convenience Center Site
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

congestion, while Interstate 64 is currently having moderate to severe congestion.

Both Scenario A and Scenario B show a decrease in congestion from moderate to low on Pocahontas Trail, while Interstate 64 will continue to experience moderate to severe congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

Recommendation Rationale

This property is planned to be utilized as a convenience center by the County and subsequently is not planned to be developed for private, industrial use. Staff finds that changing this designation would provide consistency between the Comprehensive Plan and the planned use for this County property.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal by a vote of 8-0 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

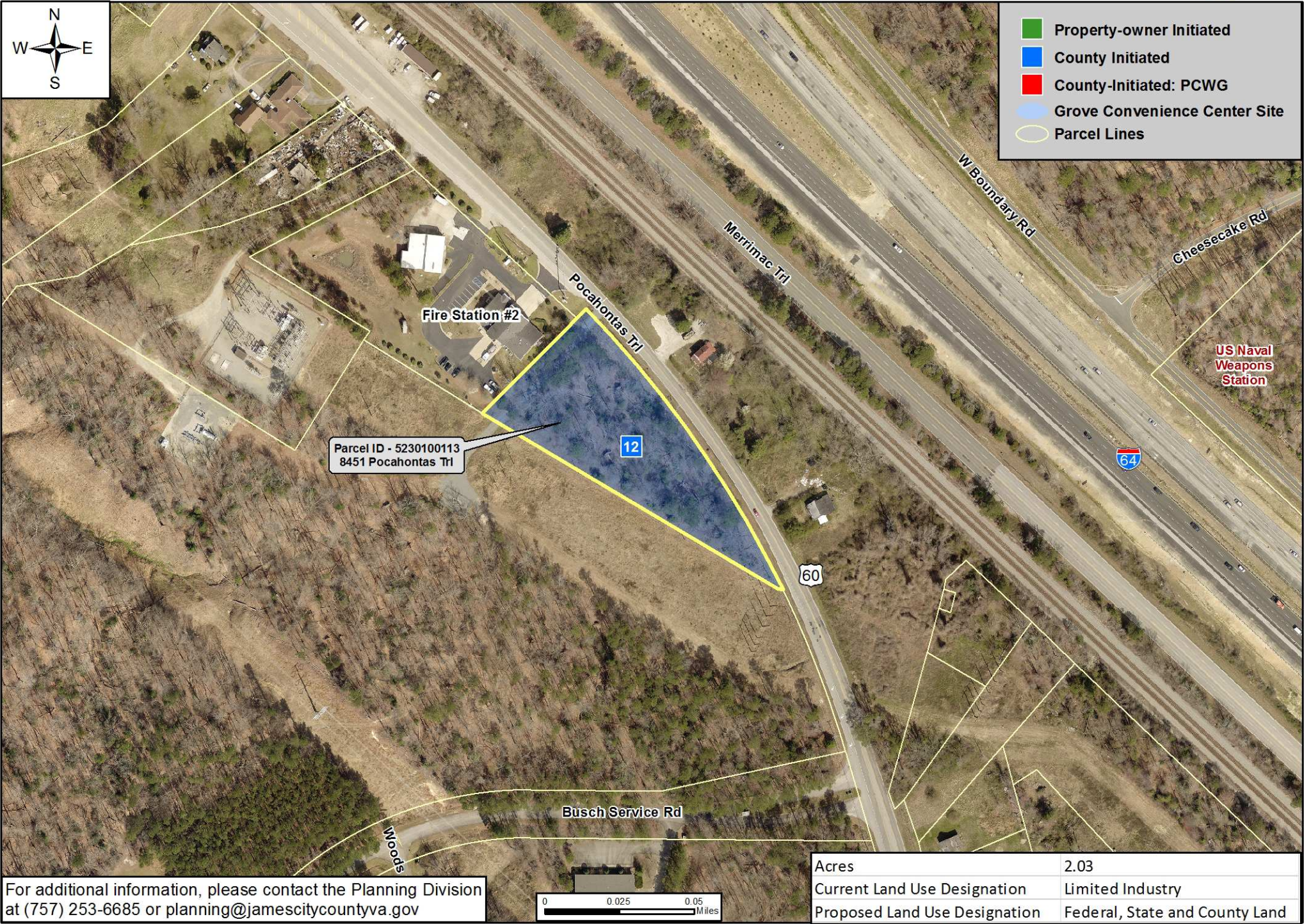
TW/md
LU20-12GroveConvCtr

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0012: Grove Convenience Center Site



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamecitycountyva.gov

LAND USE-20-0013: Parcel(s) between Oakland Farms and Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0013
Case Description:	Parcel(s) between Oakland Farms and Richmond Road
Source:	Planning Commission Working Group Initiated
Property Address:	7607 Richmond Road
Tax Map/Parcel No.:	2310100001
Acreage:	± 95.02
Property Owner:	Broughton LLC
Zoning:	A-1, General Agricultural
Primary Service Area: (PSA)	Yes
Current Land Use Designation	Low Density Residential/Moderate Density Residential
Proposed Land Use Designation:	Low Density Residential
PSA Change:	No

PROPOSAL RATIONALE

See Attached Proposal Rationale for Case Nos. LU 20-0013, 20-0014, and 20-0015.

PARCEL BACKGROUND

This parcel is located adjacent to Richmond Road between Toano Woods and the Village at Candle Station. This parcel is adjacent to the Oakland Pointe rezoning, which was approved in 2018 to allow for 119 units on the adjacent parcel and is designated for Moderate Density Residential. A small portion of this parcel was rezoned to allow for access, though that access is not affected by this proposed land use change.

AGENCY COMMENTS

James City Service Authority (JCSA) noted there is a JCSA water main and sewer force main located along the south side of Richmond Road. Due to limited capacity at Lift Station 6-6, redirection of the flow of the force main to Lift Station 6-8 has been discussed. Wastewater conveyance options will need to be reviewed and approved by JCSA.

The Stormwater and Resource Protection Division noted that this parcel is situated in the Yarmouth Creek watershed of the County and is subject to the goals and priorities of the approved watershed management plan.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Divisions, and the Virginia Department of Transportation raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

KEY LAND USE POLICY IDEAS ANALYSIS

None.

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Richmond Road, which is designated as an Urban/Suburban Community Character Corridor. Multi-use paths are recommended to separate pedestrians from traffic flow. For the Norge area, sidewalks, enhanced landscaping, and on-street parking should be encouraged to preserve a small village feel. Croaker Road, which intersects with Richmond Road nearby, is expected to be widened by 2025, a proposal that includes a multi-use trail. As part of the Oakland Pointe rezoning, an easement was approved guaranteeing median improvements for Richmond Road, among other improvements.

TRANSPORTATION ROAD NETWORKS

Per the congestion maps, the immediate surrounding transportation network (Richmond Road and Croaker Road) is identified as currently having low levels of congestion.

In the Scenario A and the Scenario B maps, the immediate transportation network surrounding this application would continue to operate at a low congestion level, while severe and moderate congestion levels are projected near the Richmond Road/Route 199/Centerville Road interchange.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Denial.

RECOMMENDATION RATIONALE

Historically, this property has been designated for residential use. The Residential Capacity Analysis updated for the Comprehensive Plan shows there to be 11,486 units of development potential remaining within the existing PSA. This proposal would decrease this capacity. Traffic impact wise, this portion of Richmond Road is experiencing low congestion and is expected to have a similar level of congestion in 2045. Furthermore, the re-designation of a portion of this parcel from Moderate Density Residential to Low Density Residential does not align with the key land use policy ideas recommended as a result of public input received during Engage 2045, which supports directing growth within the PSA and increasing residential density in certain appropriate locations.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal to change the land use designation to Low Density Residential by a vote of 6-2 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

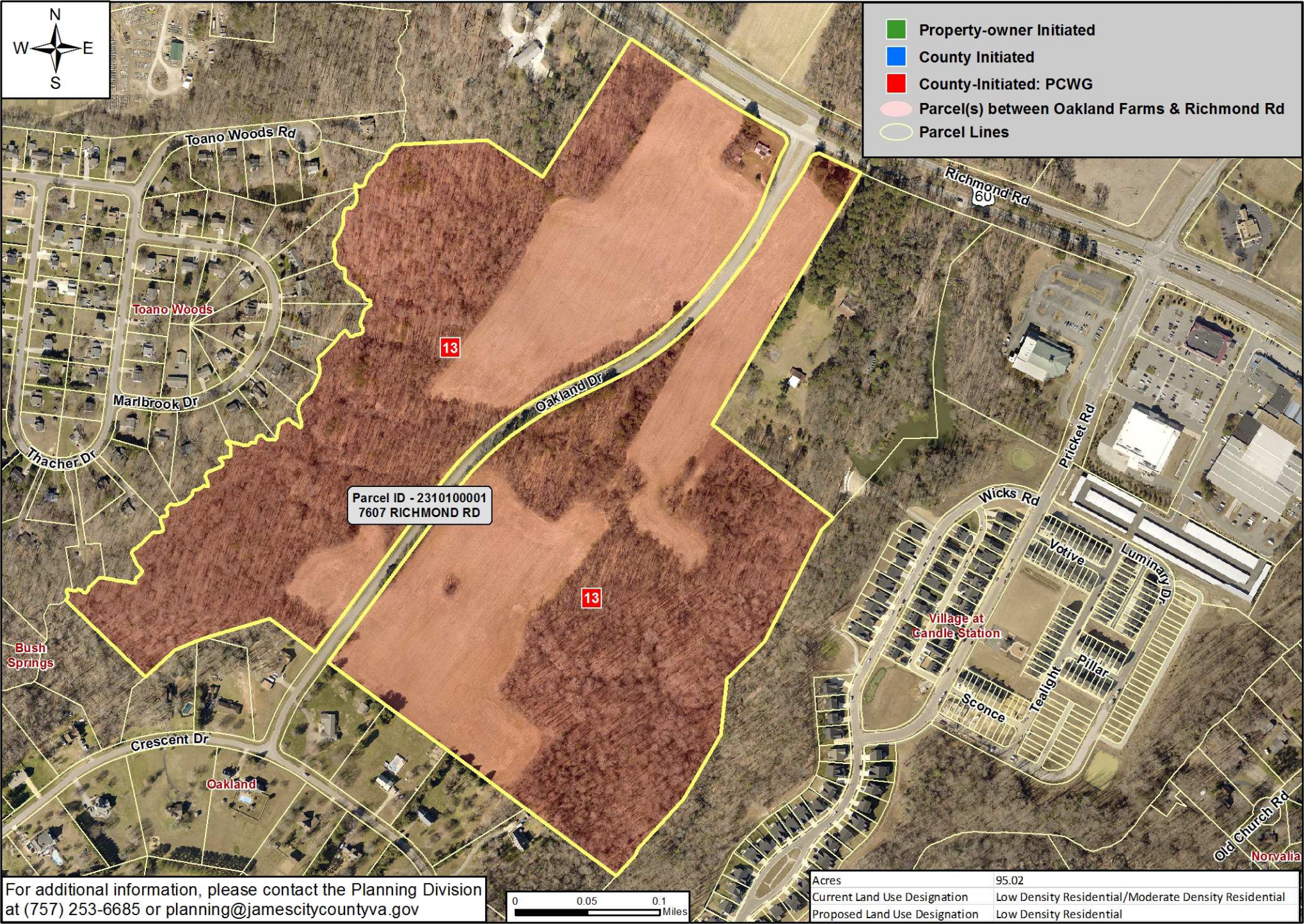
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-13PclOakldFm-RichRd

Attachment:

1. Location Map
2. PCWG Member Proposal Rationale

JCC LU-20-0013: Parcel(s) between Oakland Farms & Richmond Rd



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamecitycountyva.gov

To: Planning Commission Working Group
From: Jack Haldeman
Re: Comprehensive Plan Land Use Designation Change Applications
Date: August 17, 2020

"The Land Use Map and Comprehensive Plan will be reviewed on a periodic basis to consider changes in development patterns or County policy which may affect rationale behind particular Land Use map descriptions or designations. Because the plan is reviewed on a regular basis, the LU Map and Comprehensive Plan are intended to be relatively rigid guidelines for development over the next five years (Comp Plan P174)." Within that context, I recommend four changes to the county's land use designations and two changes to road plans:

1. Change the designation of Anderson's Corner from Mixed Use, the current Comp Plan designation and the designation of Scenario A and B in the current modeling process.
2. Change 7607 Richmond Road (2310100001) and 3820 Cokes Lane (1330100008) from Low Density Residential to Rural Lands and/or re-zone to R-6.
3. Address 3927, 3905 and 3897 Ironbound Road (3840100024, 3830100003, and 383010004, respectively) and 4744 Old News Road (3830100002A).
4. Re-designate 3400 (3620100061) and 3401 Westport (3620100060).
5. Formally remove the Mooretown Road extension from the Comprehensive Plan and from the HRTPO LRTP and cancel Phase 3 of the Longhill Road extension (except for the multi-use path), ending it at the Warhill sports entrance.

These recommendations, with the Working Group's consent, can be used to develop a hybrid Land Use Map – neither Scenario A nor B – as we discussed at our May 11th meeting.

1. Change the designation of Anderson's Corner from Mixed Use, the current Comp Plan designation and the designation of Scenario A and B in the current modeling process. "Mixed Use developments should create vibrant urban environments," according to development standards in the Comprehensive Plan (P186). Andersons Corner, on the other hand "is one of the few remaining areas in the PSA with significant rural agricultural vistas and contains one of the few remaining rural historic structures in the county, the Whitehall Tavern. Future development should ... maintain an appropriate historic setting for the Whitehall Tavern and preserve the rural, historic character of the area." These two descriptions obviously do not match. The close proximity of Andersons Corner to the two Mixed Use areas of I64 Exits 227 (3.0 miles) and 231 (4.1 miles) and Toano (1.9 miles) obviate the need for another such designation in this area. Having four Mixed Use districts under one small blanket makes no sense, particularly in a rural setting. Several parcels in this area are county-owned or protected by easements, making a comprehensive re-designation complicated, but a combination of Rural Lands, Neighborhood Commercial (with its smaller footprint and lack of a residential component) and Low Density Residential is a much better fit for the stated vision for this property. This area is also an ideal target for a PDR program.
2. Change 7607 Richmond Road (2310100001) and 3820 Cokes Lane (1330100008) from Low Density Residential to Rural Lands.

7607 Richmond Road is designated LDR with some MDR and zoned, ominously, R-5, Multi-Family Residential. 3820 Cokes Lane is also designated LDR, but is zoned A-1, Agricultural. Scenarios A and B of the modeling designate these parcels as "New Medium/High Residential."

While building dwelling units on these sites will carry challenges – school capacity, water and sewer issues, environmental, etc. – common to all residential development, these sites carry three unique problems:

- A. The Comprehensive Plan laments about Norge that “... the early 20th century “village” character of its business and residential areas has been visually impacted by automobile-oriented infill development. Also, newer development from the east has substantially blurred the distinction between Norge and Lightfoot (P92).” Westward development pressure from Norge now threatens to do the same to Toano, a Community Character Area. Weekday traffic volume through Toano is projected to increase almost 50%, from 15,047 to 22,000, by 2040.¹ Further:
- GSA CC2 (P103) asks us to “maintain the unique heritage and identity of designated Community Character Areas within the County.”
 - “Toano has retained a fairly clear visual separation from more recent development along Richmond Road, with visitors enjoying a distinct sense of arrival from both the east and the west (P91).” This implies that separation is desirable.
 - “The *ultimate goal* [emphasis added] is to protect the village character of this historic community.” “Development should “... creat[ing] and maintain[ing] a sense of place in Toano (P188).”
 - “The County’s rural character is also highly valued, including rural communities like Toano, ...” From the Community Character Public Engagement Theme.
 - 85.2% of survey respondents want us to do more to “protect and preserve the county’s rural character.”

Replacing the last open space separation between Norge and Toano and merging Toano with the “blurred” Lightfoot/Norge sprawl are clearly inconsistent with these goals and should be prevented.

- B. Richmond Road is a Community Character Corridor, which the Comp Plan describes as “entrance corridors and roads which promoted the rural, natural and historic character of the county (P89).” The Comp Plan asks us to place “Emphasis on coordinating land use development with transportation capacity”, and Richmond Road already has problems: “Although future volumes indicate the potential need for widening Richmond Road between the City of Williamsburg and Olde Towne Road and between Humelsine Parkway and Lightfoot Road, it is recommended that Richmond Road remain four lanes. Widening these sections should be avoided or limited due to physical limitations and the negative impacts on existing lanes. ... New developments should be permitted only if it is determined that the project can be served by the existing road while maintaining an acceptable LOS or if the impacts can be addressed through road and signalization improvements (P145).” “Emphasis is placed on coordinating land use development with transportation capacity (P132).” Residents accord high importance to roads and highways (97.5%), and yet only 73.2% are satisfied with conditions.

Richmond Road from Croaker Road to Centerville is listed in the Transportation Chapter of the Comprehensive Plan as “Forecasted 2035 volumes indicate improvement needed. WATCH” (Table T-1, URS 2035 Daily Traffic Volume Projections on page 140). The traffic study in the Comp Plan (P142-A) projects the following Peak PM Hour LOS for Richmond Road by 2034:

¹ Historic Triangle Comprehensive Transportation Study, 2020, Page 93:
https://drive.google.com/file/d/1LkAIY7xMCae6Z_9lvluHZZrU3LEa6oeb/view

- Olde Town Road to Williamsburg City line: D
- Lightfoot Road to Centerville Road: F
- Centerville Road to Rte 199: F

HRTPO's recent Historic Triangle Comprehensive Transportation Study classifies one section as already severely congested and another projected to be by 2040.² Several large housing developments are under construction in previously designated Economic Opportunity Zones in upper York County and several more are proposed. The proximity of these parcels will, together with the widening of Croaker Road and I64, encourage more demand for housing for commuters. The Comp Plan makes clear that if we underestimate future traffic on Richmond Road, there will be no way to fix it.

- C. The confluence of two branches of the Yarmouth Creek lies a short distance to the west of these properties in a county-owned parcel. The county invested over \$1.2 million restore damage to the stream caused by stormwater runoff from existing development. We should not risk undoing that mitigation by accommodating additional high-density building.

For these three reasons, these two properties should be re-designated Rural lands and/or re-zoned R-6, Low Density Residential. The intended use of R-6, "... for the purposes of stabilizing and protecting the existing low-density residential character from encroachment from nonresidential or higher density uses, ensuring that limited farming and livestock operations with function harmoniously with residential uses, ensuring that future development will be of similar character and protecting watersheds (Yarmouth) waterways and natural resources." This would buffer Toano from Norge-creep, honor residents' wish to protect and preserve the county's rural character, reduce traffic growth, and protect Yarmouth Creek.

- 3. 3927, 3905 and 3897 Ironbound Road (3840100024, 3830100003, and 383010004, respectively) and 4744 Old News Road (3830100002A).

Designated Neighborhood Commercial and Zoned R-8, Rural Residential

The Planning Commission, in December 2018, recommended that the Board of Supervisors reject an application to develop three of these properties that exactly fit the Zoning Ordinance's Statement of Intent for R-8 and the Comprehensive Plan's Designation Description for Neighborhood Commercial (Please see attachment). The two major concerns expressed by Commissioners (both rational in my opinion) were the convoluted design of Monticello Avenue, particularly at the 199 cloverleaf, and traffic congestion. Significant resistance was also registered by area residents for the same reasons. I don't have a recommendation for changing this designation, but some action must be taken to restore the value of these residents' property, perhaps by creating some public space.

- 4. 3400 (3620100061) and 3401 Westport (3620100060)

Designated Low Density Residential and zoned A-1, General Agricultural

Consistent with LU GSA 4.3 and 4.3.2, I recommend re-designating these two parcels to Rural lands. The small protuberance of the PSA and LDR into the Rural Lands west of Centerville Road at Westport is an oddity, to say the least. (Perhaps somebody hiccoughed years ago when they were

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drawing the lines.) Anyway, this small parcel designation is contrary to the findings of the citizen survey, to the vision of the Comp Plan, and to common sense. Centerville Road, a Wooded Community Character Corridor, has its own section in the Comprehensive Plan: "Presently a two-lane road, Centerville Road's future traffic volumes are expected to grow significantly over the next 20 years, approaching levels that could warrant widening the section from Longhill to Richmond Road to four lanes. The County should continue to maximize current capacity of the road by adding turn lanes and *discouraging suburban-style residential development on the western side of the road* (emphasis added, P145)." The Board of Supervisors in 2017 turned down an application to re-zone this parcel into R-4, Planned Residential Community, but the threat remains. As with #2 above, residential development of this area west of Centerville Road is contrary to the wishes of county residents as expressed during the CPT process.

5. In addition to the above-mentioned re-designations, I believe that we should formally remove the Mooretown Road extension from the Comprehensive Plan and from the HRTPO LRTP. I support Mr. Polster's suggestion that we re-designate the Hill Pleasant Farm back to A-1/Rural Lands. I also recommend that we cancel Phase 3 of the Longhill widening project (except for the shared use path), ending the widening at the entrance to the Warhill sports complex. More on these to follow.

LAND USE-20-0014: Parcel Near the Northwest Side of the Croaker Road/Richmond Road Intersection
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0014
Case Description:	Parcel near the northwest side of the Croaker Road/Richmond Road intersection
Source:	Planning Commission Working Group Initiated
Property Address:	3820 Cokes Lane
Tax Map/Parcel No.:	1330100008
Acreage:	± 30.29
Property Owner:	Taylor, R K, SR EST C/O Carolyn Taylor Davis
Zoning:	A-1, General Agricultural
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential/Mixed Use - Toano
Proposed Land Use Designation:	Low Density Residential
PSA Change:	No

PROPOSAL RATIONALE

See Attached Proposal Rationale for Cases LU 20-0013, 20-0014, and 20-0015.

PARCEL BACKGROUND

This parcel fronts on Richmond Road and Cokes Lane. It abuts the Luck Stone properties, which are actively utilized as a distribution yard for aggregate materials.

AGENCY COMMENTS

James City Service Authority (JCSA) noted that water mains are located within the median of Richmond Road and near 3924 Cokes Lane. There is a JCSA sewer force main along Cokes Lane. A sewer capacity analysis will be required. Upgrades to the Lift Station may be required.

The Stormwater and Resource Protection noted that this parcel is situated in the Yarmouth Creek watershed of the County and is subject to the goals and priorities of the approved watershed management plan.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0014: Parcel Near the Northwest Side of the Croaker Road/Richmond Road Intersection
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Richmond Road, which is designated as an Urban/Suburban Community Character Corridor. Multiuse paths are recommended to separate pedestrians from traffic flow. This parcel is adjacent to the Norge area, where sidewalks, enhanced landscaping, and on-street parking should be encouraged to preserve a small village feel. Croaker Road, which intersects with Richmond Road nearby, is expected to be widened by 2025, a proposal that includes a multiuse trail.

TRANSPORTATION ROAD NETWORKS

Per the congestion maps, the immediate surrounding transportation network (Richmond Road and Croaker Road) is identified as currently having low levels of congestion.

In the Scenario A and Scenario B maps, the immediate transportation network surrounding this application would continue to operate at a low congestion level, while severe and moderate congestion levels are projected near the Richmond Road/Route 199/Centerville Road interchange.

Land Use Designation Description Language

Existing Draft Language Toano Mixed Use Area: The 2006 Toano Community Character Area (CCA) Design Guidelines and Streetscape Plan recognized the special character of Historic Toano and the Transition Areas that included Forge Road, Chickahominy Road, and Toano Drive. Architectural and streetscape guidelines were established for these areas and should be incorporated in any future development or redevelopment of this area. The ultimate goal is to preserve the village character of this historic community.

Principal suggested uses include moderate density residential development, neighborhood scale commercial establishments, and small office developments. Limited industrial uses may be appropriate as secondary uses provided that they are set back and screened from Richmond Road (Route 60). Preservation and adaptive re-use of historic buildings are encouraged. Redevelopment of existing residential areas and commercial development are also encouraged. The following principles should guide streetscape and building designs in this area:

- Highlight and honor history
- Encourage appropriate growth that enhances unique small town character;
- Preserve open space: establish communal greenspace;
- Enhance pedestrian and bicycle environment while slowing vehicular traffic; and
- Improve streetscape and landscape to create a sense of place.

For the area west of Richmond Road and north of Forge Road, development should follow the streetscape plan and associated recommendations of the Toano CCA Design Guidelines for creating and maintaining a sense of place in Toano. This area of Toano is located in the “Entrance Corridor from Anderson’s Corner” as described in the guidelines and should follow the design elements recommended in the study. Primary uses directly along Richmond Road should be commercial in nature with larger buildings closer to the road. Development of multiuse buildings, with retail on the first floor and residences above are also encouraged. Desired elements include two- and three-story buildings, windows on all floors, and first or second floor balcony. It is important to keep the scale of the building relatively small with density being reduced farther away from Richmond Road. Larger buildings should be broken down into smaller masses to give the appearance of shops or residential units. Buildings removed from Richmond Road should be limited to one and one-half

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LAND USE-20-0014: Parcel Near the Northwest Side of the Croaker Road/Richmond Road Intersection
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

and two stories. Other development in this area should focus more on residential development, with commercial as a clearly secondary use. Densities for this area should be to the lower end of the Moderate Density Residential scale, with building scale and massing decreasing. Vehicle parking and sidewalks should be internal rather than along the perimeter of this residential area, providing a more pleasing transitional view when traveling from Rural Lands into Toano. Buildings should have architectural treatments on the outward facing sides as well as on the front. Enhanced buffers should be provided to preserve existing farm or agricultural uses on adjoining properties. The creation of a street network adjacent and parallel to Richmond Road allows a finer grain of density to develop and contributes to the village-like feel. Additionally, this network should begin to draw development and interest into side streets and neighborhoods. If appropriate, public open space or a village green should also be incorporated into this area.

STAFF RECOMMENDATION

Denial, Revise Mixed Use language instead.

RECOMMENDATION RATIONALE

Historically, this property has been designated for Low Density Residential use. Traffic impact wise, this portion of Richmond Road is experiencing low congestion and is expected to have a similar level of congestion in 2045, meaning the presence of the Mixed Use portion is not a critical concern at this point. Furthermore, the conversion of a portion of this parcel from Mixed Use to Low Density Residential does not align with the key land use policy ideas recommended as a result of public input received during Engage2045, which supports directing growth within the PSA and increasing residential density in certain appropriate locations adjacent to Mixed Use areas. As part of this recommendation, staff recommends that the Mixed Use - Toano

area designation language be further revised to specify that any development should provide a buffer at the east end of the Mixed Use area, which would likely affect some or all of the mixed use designated portion of this parcel.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended approval of this proposal to keep the land use designation as Low Density Residential/Mixed Use and revise the Mixed Use designation description language by a vote of 7-1 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

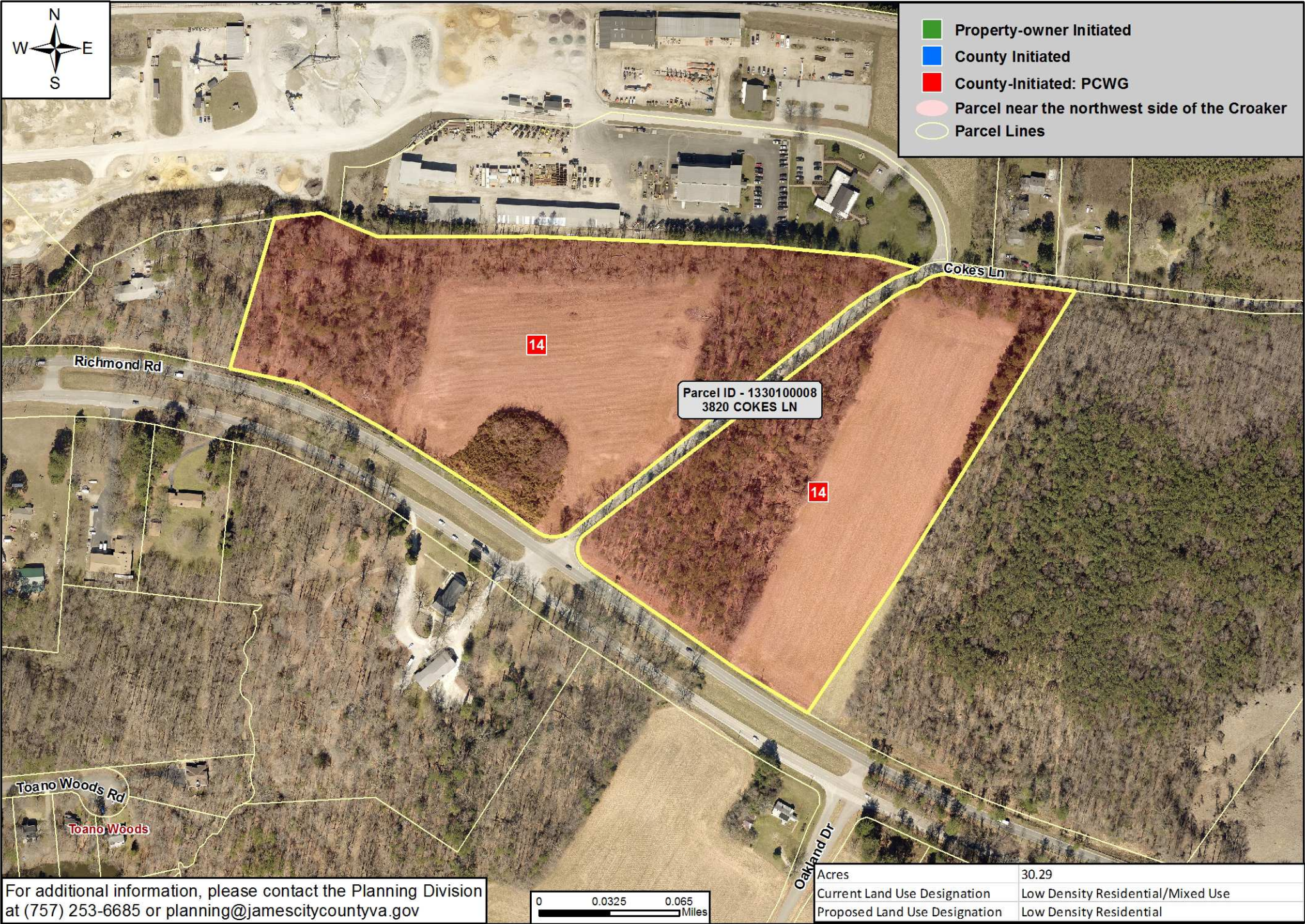
TW/md
LU20-14NWCkrRichRd

Attachment:

1. Location Map
2. PCWG Member Proposal Rationale

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0014: Parcel near the northwest side of the Croaker



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamestownva.gov

To: Planning Commission Working Group
From: Jack Haldeman
Re: Comprehensive Plan Land Use Designation Change Applications
Date: August 17, 2020

"The Land Use Map and Comprehensive Plan will be reviewed on a periodic basis to consider changes in development patterns or County policy which may affect rationale behind particular Land Use map descriptions or designations. Because the plan is reviewed on a regular basis, the LU Map and Comprehensive Plan are intended to be relatively rigid guidelines for development over the next five years (Comp Plan P174)." Within that context, I recommend four changes to the county's land use designations and two changes to road plans:

1. Change the designation of Anderson's Corner from Mixed Use, the current Comp Plan designation and the designation of Scenario A and B in the current modeling process.
2. Change 7607 Richmond Road (2310100001) and 3820 Cokes Lane (1330100008) from Low Density Residential to Rural Lands and/or re-zone to R-6.
3. Address 3927, 3905 and 3897 Ironbound Road (3840100024, 3830100003, and 383010004, respectively) and 4744 Old News Road (3830100002A).
4. Re-designate 3400 (3620100061) and 3401 Westport (3620100060).
5. Formally remove the Mooretown Road extension from the Comprehensive Plan and from the HRTPO LRTP and cancel Phase 3 of the Longhill Road extension (except for the multi-use path), ending it at the Warhill sports entrance.

These recommendations, with the Working Group's consent, can be used to develop a hybrid Land Use Map – neither Scenario A nor B – as we discussed at our May 11th meeting.

1. Change the designation of Anderson's Corner from Mixed Use, the current Comp Plan designation and the designation of Scenario A and B in the current modeling process. "Mixed Use developments should create vibrant urban environments," according to development standards in the Comprehensive Plan (P186). Andersons Corner, on the other hand "is one of the few remaining areas in the PSA with significant rural agricultural vistas and contains one of the few remaining rural historic structures in the county, the Whitehall Tavern. Future development should ... maintain an appropriate historic setting for the Whitehall Tavern and preserve the rural, historic character of the area." These two descriptions obviously do not match. The close proximity of Andersons Corner to the two Mixed Use areas of I64 Exits 227 (3.0 miles) and 231 (4.1 miles) and Toano (1.9 miles) obviate the need for another such designation in this area. Having four Mixed Use districts under one small blanket makes no sense, particularly in a rural setting. Several parcels in this area are county-owned or protected by easements, making a comprehensive re-designation complicated, but a combination of Rural Lands, Neighborhood Commercial (with its smaller footprint and lack of a residential component) and Low Density Residential is a much better fit for the stated vision for this property. This area is also an ideal target for a PDR program.
2. Change 7607 Richmond Road (2310100001) and 3820 Cokes Lane (1330100008) from Low Density Residential to Rural Lands.

7607 Richmond Road is designated LDR with some MDR and zoned, ominously, R-5, Multi-Family Residential. 3820 Cokes Lane is also designated LDR, but is zoned A-1, Agricultural. Scenarios A and B of the modeling designate these parcels as "New Medium/High Residential."

While building dwelling units on these sites will carry challenges – school capacity, water and sewer issues, environmental, etc. – common to all residential development, these sites carry three unique problems:

- A. The Comprehensive Plan laments about Norge that “... the early 20th century “village” character of its business and residential areas has been visually impacted by automobile-oriented infill development. Also, newer development from the east has substantially blurred the distinction between Norge and Lightfoot (P92).” Westward development pressure from Norge now threatens to do the same to Toano, a Community Character Area. Weekday traffic volume through Toano is projected to increase almost 50%, from 15,047 to 22,000, by 2040.¹ Further:
- GSA CC2 (P103) asks us to “maintain the unique heritage and identity of designated Community Character Areas within the County.”
 - “Toano has retained a fairly clear visual separation from more recent development along Richmond Road, with visitors enjoying a distinct sense of arrival from both the east and the west (P91).” This implies that separation is desirable.
 - “The *ultimate goal* [emphasis added] is to protect the village character of this historic community.” “Development should “... creat[ing] and maintain[ing] a sense of place in Toano (P188).”
 - “The County’s rural character is also highly valued, including rural communities like Toano, ...” From the Community Character Public Engagement Theme.
 - 85.2% of survey respondents want us to do more to “protect and preserve the county’s rural character.”

Replacing the last open space separation between Norge and Toano and merging Toano with the “blurred” Lightfoot/Norge sprawl are clearly inconsistent with these goals and should be prevented.

- B. Richmond Road is a Community Character Corridor, which the Comp Plan describes as “entrance corridors and roads which promoted the rural, natural and historic character of the county (P89).” The Comp Plan asks us to place “Emphasis on coordinating land use development with transportation capacity”, and Richmond Road already has problems: “Although future volumes indicate the potential need for widening Richmond Road between the City of Williamsburg and Olde Towne Road and between Humelsine Parkway and Lightfoot Road, it is recommended that Richmond Road remain four lanes. Widening these sections should be avoided or limited due to physical limitations and the negative impacts on existing lanes. ... New developments should be permitted only if it is determined that the project can be served by the existing road while maintaining an acceptable LOS or if the impacts can be addressed through road and signalization improvements (P145).” “Emphasis is placed on coordinating land use development with transportation capacity (P132).” Residents accord high importance to roads and highways (97.5%), and yet only 73.2% are satisfied with conditions.

Richmond Road from Croaker Road to Centerville is listed in the Transportation Chapter of the Comprehensive Plan as “Forecasted 2035 volumes indicate improvement needed. WATCH” (Table T-1, URS 2035 Daily Traffic Volume Projections on page 140). The traffic study in the Comp Plan (P142-A) projects the following Peak PM Hour LOS for Richmond Road by 2034:

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- Olde Town Road to Williamsburg City line: D
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- Centerville Road to Rte 199: F

HRTPO's recent Historic Triangle Comprehensive Transportation Study classifies one section as already severely congested and another projected to be by 2040.² Several large housing developments are under construction in previously designated Economic Opportunity Zones in upper York County and several more are proposed. The proximity of these parcels will, together with the widening of Croaker Road and I64, encourage more demand for housing for commuters. The Comp Plan makes clear that if we underestimate future traffic on Richmond Road, there will be no way to fix it.

- C. The confluence of two branches of the Yarmouth Creek lies a short distance to the west of these properties in a county-owned parcel. The county invested over \$1.2 million restore damage to the stream caused by stormwater runoff from existing development. We should not risk undoing that mitigation by accommodating additional high-density building.

For these three reasons, these two properties should be re-designated Rural lands and/or re-zoned R-6, Low Density Residential. The intended use of R-6, "... for the purposes of stabilizing and protecting the existing low-density residential character from encroachment from nonresidential or higher density uses, ensuring that limited farming and livestock operations with function harmoniously with residential uses, ensuring that future development will be of similar character and protecting watersheds (Yarmouth) waterways and natural resources." This would buffer Toano from Norge-creep, honor residents' wish to protect and preserve the county's rural character, reduce traffic growth, and protect Yarmouth Creek.

- 3. 3927, 3905 and 3897 Ironbound Road (3840100024, 3830100003, and 383010004, respectively) and 4744 Old News Road (3830100002A).

Designated Neighborhood Commercial and Zoned R-8, Rural Residential

The Planning Commission, in December 2018, recommended that the Board of Supervisors reject an application to develop three of these properties that exactly fit the Zoning Ordinance's Statement of Intent for R-8 and the Comprehensive Plan's Designation Description for Neighborhood Commercial (Please see attachment). The two major concerns expressed by Commissioners (both rational in my opinion) were the convoluted design of Monticello Avenue, particularly at the 199 cloverleaf, and traffic congestion. Significant resistance was also registered by area residents for the same reasons. I don't have a recommendation for changing this designation, but some action must be taken to restore the value of these residents' property, perhaps by creating some public space.

- 4. 3400 (3620100061) and 3401 Westport (3620100060)

Designated Low Density Residential and zoned A-1, General Agricultural

Consistent with LU GSA 4.3 and 4.3.2, I recommend re-designating these two parcels to Rural lands. The small protuberance of the PSA and LDR into the Rural Lands west of Centerville Road at Westport is an oddity, to say the least. (Perhaps somebody hiccoughed years ago when they were

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drawing the lines.) Anyway, this small parcel designation is contrary to the findings of the citizen survey, to the vision of the Comp Plan, and to common sense. Centerville Road, a Wooded Community Character Corridor, has its own section in the Comprehensive Plan: "Presently a two-lane road, Centerville Road's future traffic volumes are expected to grow significantly over the next 20 years, approaching levels that could warrant widening the section from Longhill to Richmond Road to four lanes. The County should continue to maximize current capacity of the road by adding turn lanes and *discouraging suburban-style residential development on the western side of the road* (emphasis added, P145)." The Board of Supervisors in 2017 turned down an application to re-zone this parcel into R-4, Planned Residential Community, but the threat remains. As with #2 above, residential development of this area west of Centerville Road is contrary to the wishes of county residents as expressed during the CPT process.

5. In addition to the above-mentioned re-designations, I believe that we should formally remove the Mooretown Road extension from the Comprehensive Plan and from the HRTPO LRTP. I support Mr. Polster's suggestion that we re-designate the Hill Pleasant Farm back to A-1/Rural Lands. I also recommend that we cancel Phase 3 of the Longhill widening project (except for the shared use path), ending the widening at the entrance to the Warhill sports complex. More on these to follow.

LAND USE-20-0015: Parcels Between Westport Subdivision and Centerville Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0015
Case Description:	Parcels between Westport subdivision and Centerville Road
Source:	Planning Commission Working Group Initiated
Property Addresses:	3400 Westport and 3401 Westport
Tax Map/Parcel Nos.:	3620100061 and 3620100060
Acreage:	± 44.97
Property Owner:	Parke at Westport LLC
Zoning:	A-1, General Agricultural
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Rural Lands/Outside PSA
PSA Change:	Yes

PROPOSAL RATIONALE

See Attached Proposal Rationale for Case Nos. LU 20-0013, 20-0014, and 20-0015.

PARCEL BACKGROUND

These parcels front on Centerville Road and are located in between this roadway and the remainder of the Westport Ford's Colony Subdivision. Both of these parcels were proposed for a rezoning in 2017 (Case No. Z-0002-2017/MP-0002-2017) from A-1 to R-4 to permit 81 single-family homes, which was ultimately denied by the Board of Supervisors. In 1997, the PSA line west of Centerville Road was evaluated for reduction as part of the Comprehensive Plan update occurring at the time; however, the Board of Supervisors ultimately decided against reducing the PSA in any areas after going through the review process.

AGENCY COMMENTS

James City Service Authority (JCSA) noted that if these parcels are outside the PSA, the connection to JCSA's water would be to the Westport Well water main. Nearest location of water main is located at the intersection of Westport and Locklomond. The sewer system would be a private septic system for each lot.

The Stormwater and Resource Protection Division noted these parcels are situated in the Gordon Creek watershed of the County and are subject to the goals and priorities of the approved watershed management plan.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Division and the Virginia Department of Transportation raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0015: Parcels Between Westport Subdivision and Centerville Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 2. Potential reductions in the PSA to maintain the rural character of some currently undeveloped areas.

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Centerville Road, which is designated as a Wooded Community Character Corridor. This is presently a two-lane road. The vision for this corridor is to continue to maximize current capacity of the road by adding turn lanes and continue to discourage suburban style development.

TRANSPORTATION ROAD NETWORKS

Per the congestion maps, the immediate surrounding transportation network (Centerville Road and News Road) is identified as currently having low levels of congestion.

In the Scenario A and Scenario B maps, the immediate transportation network surrounding this application would continue to be low, with a slight increase in congestion for the intersection of Centerville and News Roads.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Denial.

RECOMMENDATION RATIONALE

Historically, the use of this area has been residential, with subdivisions located on either side of these parcels. The Residential Capacity

Analysis updated for the Comprehensive Plan shows there to be 11,486 units of development potential remaining within the existing PSA. This proposal would decrease this capacity. Traffic impact wise, this portion of Centerville Road is experiencing low congestion and is expected to have a similar level of congestion in 2045. The re-designation of this parcel from Low Density Residential inside the PSA to Rural Lands outside the PSA does generally align with the key land use policy idea of reducing the PSA in currently undeveloped areas. However, such an adjustment of the PSA would be most appropriate in the context of undeveloped land not located adjacent to an established subdivision.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) denied the recommendation to remove the subject parcels from the PSA and change their land use designation to Rural Lands by a vote of 2-5 at its March 22, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

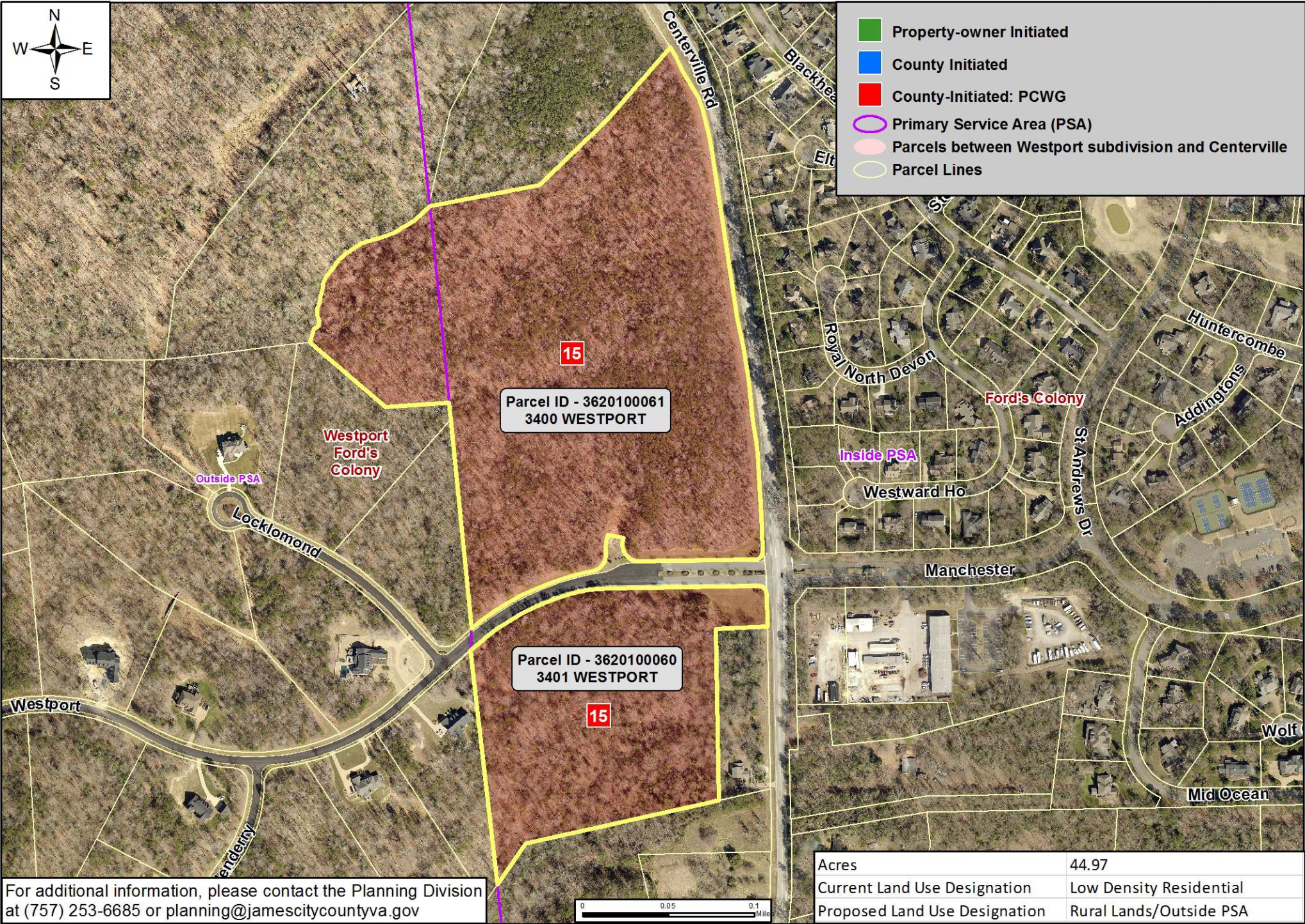
TW/md
LU20-15Westpt-CentrvRd

Attachment:

1. Location Map
2. PCWG Member Proposal Rationale

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JCC LU-20-0015: Parcels between Westport subdivision and Centerville



To: Planning Commission Working Group
From: Jack Haldeman
Re: Comprehensive Plan Land Use Designation Change Applications
Date: August 17, 2020

"The Land Use Map and Comprehensive Plan will be reviewed on a periodic basis to consider changes in development patterns or County policy which may affect rationale behind particular Land Use map descriptions or designations. Because the plan is reviewed on a regular basis, the LU Map and Comprehensive Plan are intended to be relatively rigid guidelines for development over the next five years (Comp Plan P174)." Within that context, I recommend four changes to the county's land use designations and two changes to road plans:

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2. Change 7607 Richmond Road (2310100001) and 3820 Cokes Lane (1330100008) from Low Density Residential to Rural Lands and/or re-zone to R-6.
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These recommendations, with the Working Group's consent, can be used to develop a hybrid Land Use Map – neither Scenario A nor B – as we discussed at our May 11th meeting.

1. Change the designation of Anderson's Corner from Mixed Use, the current Comp Plan designation and the designation of Scenario A and B in the current modeling process. "Mixed Use developments should create vibrant urban environments," according to development standards in the Comprehensive Plan (P186). Andersons Corner, on the other hand "is one of the few remaining areas in the PSA with significant rural agricultural vistas and contains one of the few remaining rural historic structures in the county, the Whitehall Tavern. Future development should ... maintain an appropriate historic setting for the Whitehall Tavern and preserve the rural, historic character of the area." These two descriptions obviously do not match. The close proximity of Andersons Corner to the two Mixed Use areas of I64 Exits 227 (3.0 miles) and 231 (4.1 miles) and Toano (1.9 miles) obviate the need for another such designation in this area. Having four Mixed Use districts under one small blanket makes no sense, particularly in a rural setting. Several parcels in this area are county-owned or protected by easements, making a comprehensive re-designation complicated, but a combination of Rural Lands, Neighborhood Commercial (with its smaller footprint and lack of a residential component) and Low Density Residential is a much better fit for the stated vision for this property. This area is also an ideal target for a PDR program.
2. Change 7607 Richmond Road (2310100001) and 3820 Cokes Lane (1330100008) from Low Density Residential to Rural Lands.

7607 Richmond Road is designated LDR with some MDR and zoned, ominously, R-5, Multi-Family Residential. 3820 Cokes Lane is also designated LDR, but is zoned A-1, Agricultural. Scenarios A and B of the modeling designate these parcels as "New Medium/High Residential."

While building dwelling units on these sites will carry challenges – school capacity, water and sewer issues, environmental, etc. – common to all residential development, these sites carry three unique problems:

- A. The Comprehensive Plan laments about Norge that “... the early 20th century “village” character of its business and residential areas has been visually impacted by automobile-oriented infill development. Also, newer development from the east has substantially blurred the distinction between Norge and Lightfoot (P92).” Westward development pressure from Norge now threatens to do the same to Toano, a Community Character Area. Weekday traffic volume through Toano is projected to increase almost 50%, from 15,047 to 22,000, by 2040.¹ Further:
- GSA CC2 (P103) asks us to “maintain the unique heritage and identity of designated Community Character Areas within the County.”
 - “Toano has retained a fairly clear visual separation from more recent development along Richmond Road, with visitors enjoying a distinct sense of arrival from both the east and the west (P91).” This implies that separation is desirable.
 - “The *ultimate goal* [emphasis added] is to protect the village character of this historic community.” “Development should “... creat[ing] and maintain[ing] a sense of place in Toano (P188).”
 - “The County’s rural character is also highly valued, including rural communities like Toano, ...” From the Community Character Public Engagement Theme.
 - 85.2% of survey respondents want us to do more to “protect and preserve the county’s rural character.”

Replacing the last open space separation between Norge and Toano and merging Toano with the “blurred” Lightfoot/Norge sprawl are clearly inconsistent with these goals and should be prevented.

- B. Richmond Road is a Community Character Corridor, which the Comp Plan describes as “entrance corridors and roads which promoted the rural, natural and historic character of the county (P89).” The Comp Plan asks us to place “Emphasis on coordinating land use development with transportation capacity”, and Richmond Road already has problems: “Although future volumes indicate the potential need for widening Richmond Road between the City of Williamsburg and Olde Towne Road and between Humelsine Parkway and Lightfoot Road, it is recommended that Richmond Road remain four lanes. Widening these sections should be avoided or limited due to physical limitations and the negative impacts on existing lanes. ... New developments should be permitted only if it is determined that the project can be served by the existing road while maintaining an acceptable LOS or if the impacts can be addressed through road and signalization improvements (P145).” “Emphasis is placed on coordinating land use development with transportation capacity (P132).” Residents accord high importance to roads and highways (97.5%), and yet only 73.2% are satisfied with conditions.

Richmond Road from Croaker Road to Centerville is listed in the Transportation Chapter of the Comprehensive Plan as “Forecasted 2035 volumes indicate improvement needed. WATCH” (Table T-1, URS 2035 Daily Traffic Volume Projections on page 140). The traffic study in the Comp Plan (P142-A) projects the following Peak PM Hour LOS for Richmond Road by 2034:

¹ Historic Triangle Comprehensive Transportation Study, 2020, Page 93:
https://drive.google.com/file/d/1LkAIY7xMCae6Z_9lvluHZZrU3LEa6oeb/view

- Olde Town Road to Williamsburg City line: D
- Lightfoot Road to Centerville Road: F
- Centerville Road to Rte 199: F

HRTPO's recent Historic Triangle Comprehensive Transportation Study classifies one section as already severely congested and another projected to be by 2040.² Several large housing developments are under construction in previously designated Economic Opportunity Zones in upper York County and several more are proposed. The proximity of these parcels will, together with the widening of Croaker Road and I64, encourage more demand for housing for commuters. The Comp Plan makes clear that if we underestimate future traffic on Richmond Road, there will be no way to fix it.

- C. The confluence of two branches of the Yarmouth Creek lies a short distance to the west of these properties in a county-owned parcel. The county invested over \$1.2 million restore damage to the stream caused by stormwater runoff from existing development. We should not risk undoing that mitigation by accommodating additional high-density building.

For these three reasons, these two properties should be re-designated Rural lands and/or re-zoned R-6, Low Density Residential. The intended use of R-6, "... for the purposes of stabilizing and protecting the existing low-density residential character from encroachment from nonresidential or higher density uses, ensuring that limited farming and livestock operations with function harmoniously with residential uses, ensuring that future development will be of similar character and protecting watersheds (Yarmouth) waterways and natural resources." This would buffer Toano from Norge-creep, honor residents' wish to protect and preserve the county's rural character, reduce traffic growth, and protect Yarmouth Creek.

- 3. 3927, 3905 and 3897 Ironbound Road (3840100024, 3830100003, and 383010004, respectively) and 4744 Old News Road (3830100002A).

Designated Neighborhood Commercial and Zoned R-8, Rural Residential

The Planning Commission, in December 2018, recommended that the Board of Supervisors reject an application to develop three of these properties that exactly fit the Zoning Ordinance's Statement of Intent for R-8 and the Comprehensive Plan's Designation Description for Neighborhood Commercial (Please see attachment). The two major concerns expressed by Commissioners (both rational in my opinion) were the convoluted design of Monticello Avenue, particularly at the 199 cloverleaf, and traffic congestion. Significant resistance was also registered by area residents for the same reasons. I don't have a recommendation for changing this designation, but some action must be taken to restore the value of these residents' property, perhaps by creating some public space.

- 4. 3400 (3620100061) and 3401 Westport (3620100060)

Designated Low Density Residential and zoned A-1, General Agricultural

Consistent with LU GSA 4.3 and 4.3.2, I recommend re-designating these two parcels to Rural lands. The small protuberance of the PSA and LDR into the Rural Lands west of Centerville Road at Westport is an oddity, to say the least. (Perhaps somebody hiccoughed years ago when they were

² Historic Triangle Comprehensive Transportation Study, 2020, Page 93:
https://drive.google.com/file/d/1LkAIY7xMCae6Z_9lvluHZZrU3LEa6oeb/view

drawing the lines.) Anyway, this small parcel designation is contrary to the findings of the citizen survey, to the vision of the Comp Plan, and to common sense. Centerville Road, a Wooded Community Character Corridor, has its own section in the Comprehensive Plan: “Presently a two-lane road, Centerville Road’s future traffic volumes are expected to grow significantly over the next 20 years, approaching levels that could warrant widening the section from Longhill to Richmond Road to four lanes. The County should continue to maximize current capacity of the road by adding turn lanes and *discouraging suburban-style residential development on the western side of the road* (emphasis added, P145).” The Board of Supervisors in 2017 turned down an application to re-zone this parcel into R-4, Planned Residential Community, but the threat remains. As with #2 above, residential development of this area west of Centerville Road is contrary to the wishes of county residents as expressed during the CPT process.

5. In addition to the above-mentioned re-designations, I believe that we should formally remove the Mooretown Road extension from the Comprehensive Plan and from the HRTPO LRTP. I support Mr. Polster’s suggestion that we re-designate the Hill Pleasant Farm back to A-1/Rural Lands. I also recommend that we cancel Phase 3 of the Longhill widening project (except for the shared use path), ending the widening at the entrance to the Warhill sports complex. More on these to follow.

LAND USE-20-0016: Croaker Interchange
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0016
Case Description:	Croaker Interchange
Source:	Planning Commission Working Group Initiated
Property Addresses:	8196 Croaker Road and 8240 Croaker Road
Tax Map/Parcel Nos.:	1430100039 and 1440100019
Acreage:	± 104.95
Property Owners:	Historic Virginia Land Conservancy Williamsburg Land Conservancy
Zoning:	M-1, Limited Business/Industrial and R-5, Multifamily Residential
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Mixed Use (MU)
Proposed Land Use Designation:	Community Character Conservation, Open Space or Recreation
PSA Change:	No

PROPOSAL RATIONALE

Flagged as an area worth revisiting due to potential development and traffic concerns/investigate if open space would be an appropriate designation for the conservancy parcels.

PARCEL BACKGROUND

These parcels are located adjacent to Croaker Road and are each under the stewardship of a land conservancy.

AGENCY COMMENTS

James City Service Authority noted that water and sewer is not available for these parcels.

The Fire Department, Office of Economic Development, Stormwater and Resource Protection Divisions, Parks and Recreation Department, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

None.

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Croaker Road, which is not designated as a Community Character Corridor. This is presently a four-lane road and is not planned to be widened as part of the Croaker Road transportation improvements. The vision for the portion of Croaker Road being expanded includes design considerations to preserve rural character.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Croaker Road, Riverview Road, and Interstate 64) is currently experiencing low levels of congestion.

Both Scenario A and Scenario B show Croaker Road and Riverview Road remaining at a low congestion level. Interstate 64 is expected to have some increased congestion in both the Scenario A and Scenario B.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

Existing Draft Language for Mixed Use - Croaker Area: Future development for the Mixed Use interchange quadrants should be developed in accordance with a binding master plan, which maintains the appropriate mixture of principal and secondary uses. The binding master plan shall address how the future development and/or redevelopment of adjacent parcels, including the Mooretown Road/Hill Pleasant Farm Economic Opportunity area, would be integrated into the overall plan of development for the Mixed Use (MU) area.

As development occurs for each of these quadrants, an appropriate mixture of preferred and secondary uses shall be maintained at all times. Future development for these interchange quadrants will be conditioned upon County acceptance of a specific plan and implementation schedule to maintain adequate levels of service on the surrounding road system, including the interstate and the interchange. Suggested uses for the two quadrants are outlined below.

5A. Northwest Quadrant (adjacent to and east of the Mirror Lakes subdivision):

The principal suggested uses include commercial and office. Secondary uses may include light industry and moderate density

residential development. Moderate density residential development would be accommodated where it does not preclude the development of the principal uses.

For the three properties to the west of Point O' Woods Road and to the north of Croaker Road, suggested uses are those that meet the description and intensity of the Neighborhood Commercial designation (as found in Chart 3. Commercial /Industrial Designation Descriptions in the Land Use section), including medical offices, professional offices, branch banks, day care centers, and small restaurants. These three properties should be designed so they can share a single entrance onto Croaker Road, in a way that implements or incorporates best practices for access management. Particular attention should also be paid to adequately buffering potential development from the existing adjacent residential areas, and complementing the architecture of surrounding uses.

5B. Southeast Quadrant:

Significant portions of this area have been placed in conservation easements or are developed as golf course. The principal suggested uses for new development or redevelopment include light manufacturing and office.

See also revised language for Community Character Conservation, Open Space or Recreation.

STAFF RECOMMENDATION

Denial, Revise Mixed Use language instead.

RECOMMENDATION RATIONALE

This property has been included as part of the Croaker Interchange Mixed Use area since its original designation in the 1990s. The re-

LAND USE-20-0016: Croaker Interchange
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

designation of this parcel from Mixed Use to Community Character Conservation, Open Space or Recreation does not generally align with the key land use policy idea of increasing the MU designation where appropriate within the PSA. Furthermore, the current MU designation of these parcels sets the expectation that the master planning of this area will account for the specific nature of these parcels. Staff recommends that the Mixed Use description of this area be amended to identify these parcels as unique, preserved property that are to be appropriately buffered and accounted for impact-wise regarding future development of the Croaker Interchange.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to change the land use designation to Community Character Conservation, Open Space or Recreation instead of keeping the parcels as Mixed Use and amending the land use designation language and recommended approval of this proposal by a vote of 8-0 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

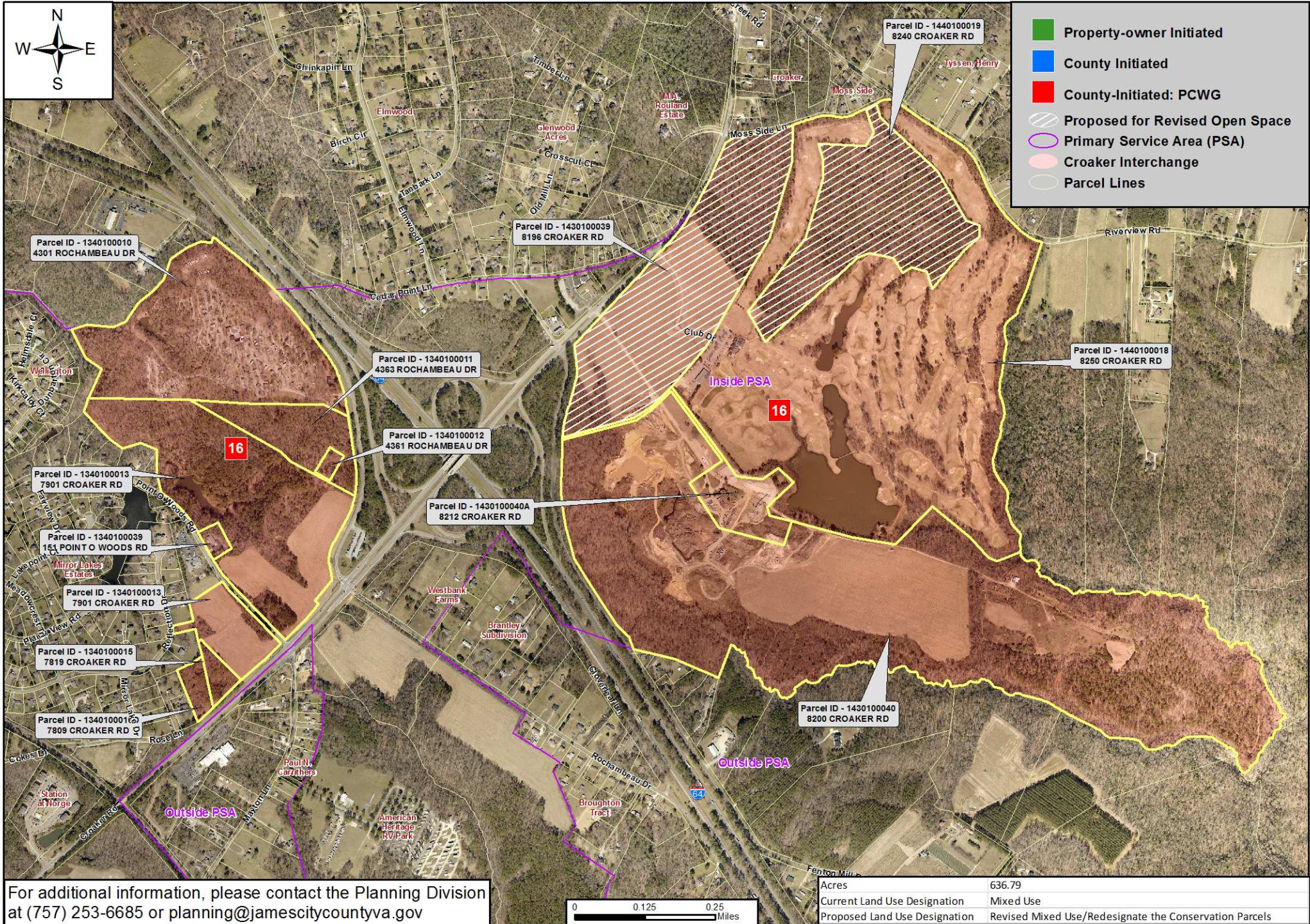
TW/md
LU20-16CroakerIntch

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0016: Croaker Interchange



**LAND USE-20-0017: Parcels Across from WindsorMeade Marketplace
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

SUMMARY FACTS

Case Number:	LU-20-0017
Case Description:	Parcels Across from WindsorMeade Marketplace
Source:	Planning Commission Working Group Initiated
Property Addresses:	4744 Old News Road, 3897 Ironbound Road, 3905 Ironbound Road, and 3927 Ironbound Road
Tax Map/Parcel Nos.:	3830100002A, 3830100004, 3830100003, and 3840100024
Acreage:	± 3.74
Property Owners:	Larry Cooke Ertl, Judy Hodges Trustee and Ward, Ed Sazaki, Leonard A. and Trustee
Zoning:	R-8, Rural Residential
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Neighborhood Commercial
Proposed Land Use Designation:	Community Character Conservation, Open Space or Recreation or Low Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Flagged as an area worth revisiting due to previous public hearing cases proposing retail in this area.

PARCEL BACKGROUND

These parcels are located adjacent to Monticello Avenue and Ironbound Road. These properties were redesignated from Low Density Residential to Moderate Density Residential in 2003, though the applicant applied for a commercial land use designation at the time. In 2008, the property owner applied to change the designation from Moderate Density Residential to Community Commercial. Planning staff recommended denial of this application, citing the availability of nearby commercial property and the potential impacts of the commercial uses on the adjacent residential development. In 2019, a rezoning application and commercial Special Use Permit for three of these parcels was submitted for consideration to allow for office/retail, restaurant, and a three-bay vehicle repair and service facility. This proposal was recommended for denial by the Planning Commission and ultimately withdrawn by the applicant.

AGENCY COMMENTS

James City Service Authority (JCSA) noted that water mains are located along Monticello Avenue and Ironbound Road. The nearest JCSA sewer manholes are located in Indigo Dam Road and Mildred Road. Grinder pumps most likely will be required.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Stormwater and Resource Protection Division, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

KEY LAND USE POLICY IDEAS ANALYSIS

None.

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Monticello Avenue and Ironbound Road. Monticello Avenue is designated as an Urban/Suburban Community Character Corridor (CCC), while this portion of Ironbound Road is not a CCC. Monticello Avenue is not planned to be widened. The vision for the portion of Monticello Avenue (News Road to Humelsine Parkway) is to maximize capacity through geometric improvements, signal coordination, and other strategies offered in the Hampton Roads Transportation Planning Organization (HRTPO) Congestion Management Process Report. The addition of new traffic signals is discouraged. Future development proposals should be carefully reviewed for potential traffic impacts and bike/pedestrian/transit projects should be pursued to reduce congestion impacts.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the majority of the immediate surrounding transportation network (Monticello Avenue, News Road, Ironbound Road, and Route 199) is currently experiencing low congestion, with the exception of Monticello Avenue (from Route 199 to News Road, immediately adjacent to these parcels) experiencing severe congestion.

Both Scenario A and Scenario B show increased congestion on Monticello Avenue and Ironbound Road, with Scenario B showing lower levels of congestion overall.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval for Low Density Residential.

RECOMMENDATION RATIONALE

These properties were redesignated from Low Density Residential to Moderate Density Residential in 2003, though the applicant applied for a commercial land use designation at the time. In 2008, the property owner applied to change the designation from Moderate Density Residential to Community Commercial. Planning staff recommended denial of this application, citing the availability of nearby commercial property and the potential impacts of the commercial uses on the adjacent residential development. No substantial changes have occurred in the surrounding community in the time since then, though increased commercial development in New Town has increased traffic pressure on the immediate roadways, including Monticello Avenue. Traffic impact wise, this portion of Monticello Avenue has been identified as being severely congested, with the same level of congestion projected for 2045. Although the Community Character Conservation, Open Space or Recreation designation may address traffic concerns, it does not ultimately align with this proposal, given that there is existing residential development on the four parcels and the parcels themselves are not of historic character or environmental value. Low Density Residential is a more appropriate designation because it still allows the existing residential use and potentially very limited commercial use while reducing potential traffic impacts on Monticello Avenue.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to retain the land use designation of Neighborhood Commercial instead

**LAND USE-20-0017: Parcels Across from WindsorMeade Marketplace
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

of changing the land use designation to Community Character Conservation, Open Space or Recreation OR Low Density Residential and recommended approval of this proposal by a vote of 6-2 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

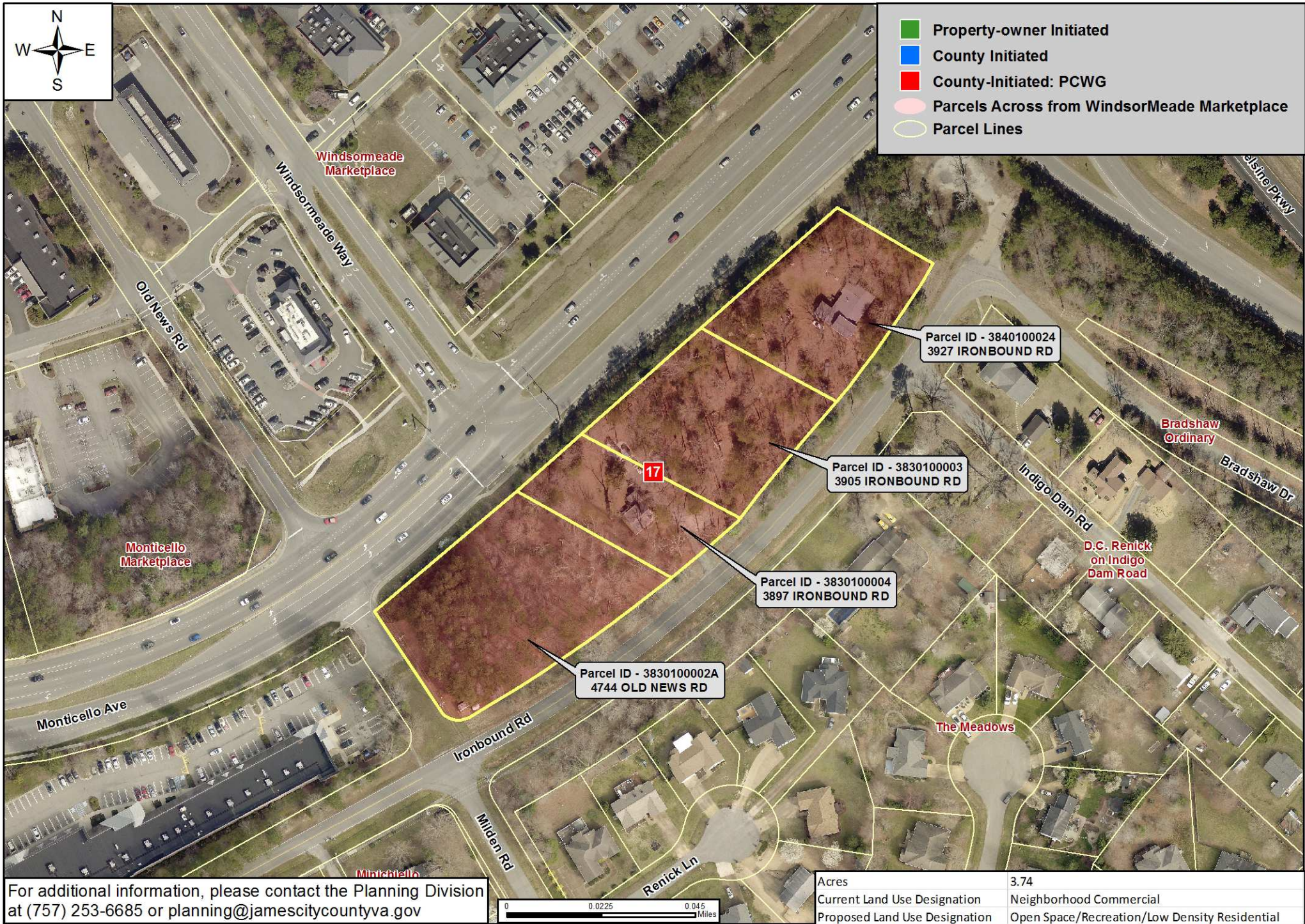
TW/md
LU20-17WindsrMdMktp1

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0017: Parcels Across from WindsorMeade Marketplace



LAND USE-20-0018: Parcel Northeast of Forge Road and Richmond Road Intersection
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0018
Case Description:	Parcel Northeast of Forge Road and Richmond Road Intersection
Source:	Scenario B Difference
Property Address:	3026 Forge Road
Tax Map/Parcel No.:	1230100014
Acreage:	± 56.76
Property Owners:	Abbott, Nora Cottrell & Aadahl, Mary C Trustee & Kruse, Nancy Cottrell
Zoning:	A-1, General Agricultural
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Rural Lands/Outside PSA
PSA Change:	Yes

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

This parcel is located adjacent to Forge Road on the other side of the railroad tracks from the Hankins Industrial Park. The historic use of this property is agricultural.

AGENCY COMMENTS

James City Service Authority noted that water and sewer is not immediately available for this site.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Stormwater and Resource Protection Division, Neighborhood Development Division, and the Virginia Department of Transportation raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 2. Potential reductions in the PSA to maintain the rural character of some currently undeveloped areas.

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Forge Road, which is an Open/Agricultural Community Character Corridor. Development along this road is

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0018: Parcel Northeast of Forge Road and Richmond Road Intersection
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

expected to complement the rural character of the area, which showcases the County's mature tree canopies and rural landscapes.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Forge Road, Richmond Road, and Chickahominy Road) is currently experiencing low levels of congestion.

Both Scenario A and Scenario B show the immediate surrounding transportation network (Forge Road, Richmond Road, and Chickahominy Road) remaining at low levels of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

Historically, this property has been designated for Low Density Residential. Traffic impact wise, this portion of Forge Road is experiencing low congestion and is expected to have a similar level of congestion in 2045. The re-designation of this parcel from Low Density Residential inside the PSA to Rural Lands Outside the PSA does generally align with the key land use policy idea of reducing the PSA in currently undeveloped areas.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to retain the land use designation of Low Density Residential and inside the PSA instead of changing the land use designation to Rural Lands and outside the PSA by a vote of 8-0 at its March 24, 2021 meeting.

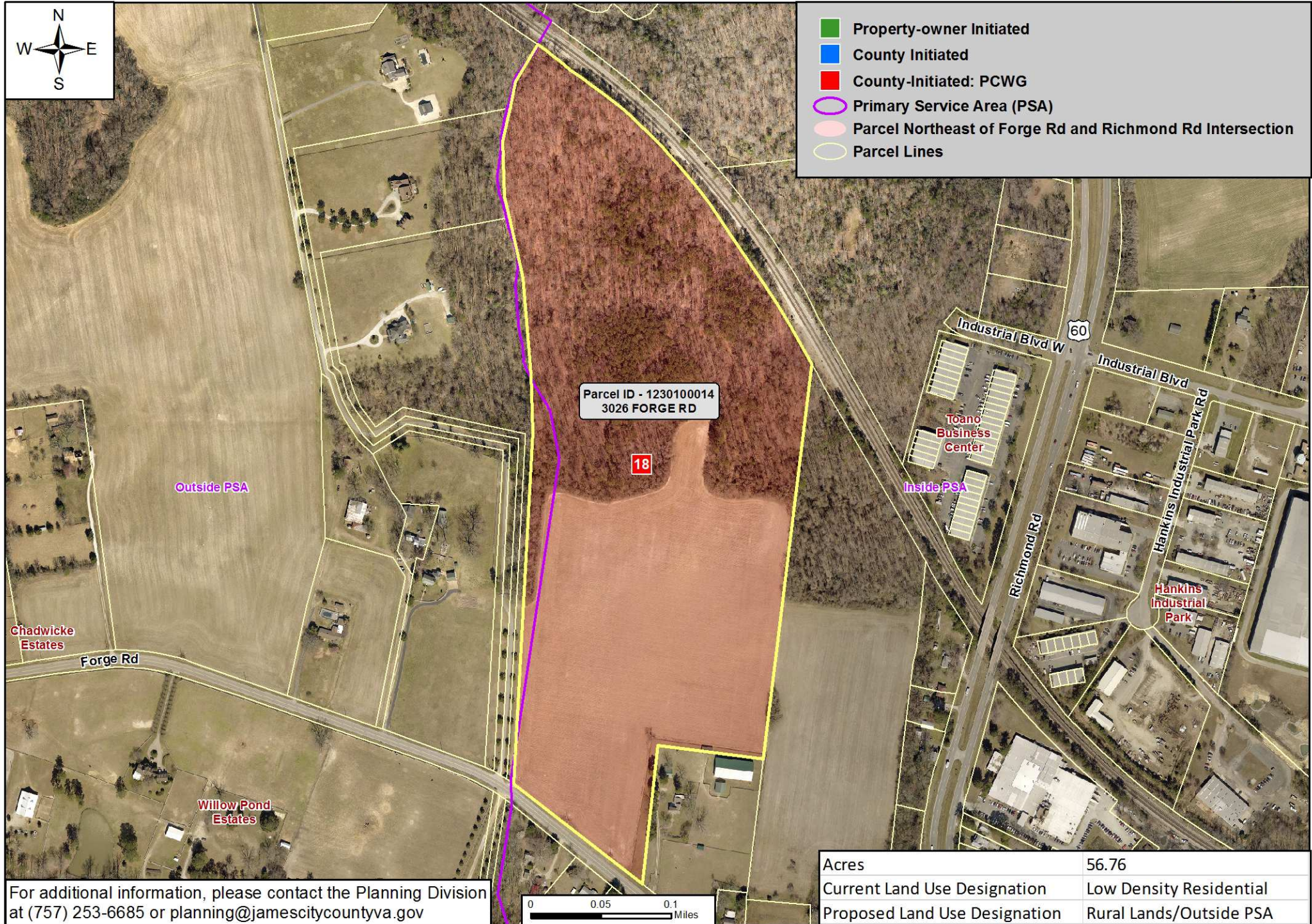
CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-18NEFrgeRd-RichRd

Attachment:
1. Location Map

JCC LU-20-0018: Parcel Northeast of Forge Rd and Richmond Rd Intersection



**LAND USE-20-0019: Anderson's Corner Parcels Adjacent to Existing Mixed Use/Economic Opportunity
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

SUMMARY FACTS

Case Number:	LU-20-0019
Case Description:	Anderson's Corner parcels adjacent to existing Mixed Use (MU)/Economic Opportunity (EO)
Source:	Scenario B Difference
Property Addresses:	3251 Rochambeau Drive, 8450 Richmond Road, 3303 Rochambeau Drive, 8399 Richmond Road, and 8251 Richmond Road
Tax Map/Parcel Nos.:	1220100016, 1220100017, 1220100015, 1230100001, and 1240100064
Acreage:	± 67.03
Property Owners:	Ware, William Walker IV, Brothers, Ivy Irene, AAA Plumbing Co. Inc., Bateman, Jeff Trustee and McSherry, CU
Zoning:	B-1, General Business and A-1, General Agricultural
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential, General Industry
Proposed Land Use Designation:	Mixed Use - Anderson's Corner
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

Group 1: These three parcels (1220100016, 1220100017, and 1220100015) are located adjacent to the Anderson's Corner Mixed Use designation area and abut Richmond Road and Rochambeau Drive. The White Hall Subdivision is located to the east and south. A rezoning proposal for 12201000017 from A-1 to B-1 (Case Nos. Z-07-04 and Z-08-04) was submitted to the County in 2004, but withdrawn prior to public hearing.

Group 2: These parcels are located between Richmond Road and the CSX railroad near Anderson's Corner. These properties have been designated General Industry since the 1997 Comprehensive Plan. In 2019, a Special Use Permit application was submitted for parcel 1240100064 for the consideration of allowing a contractor's office and storage yard. The Planning Commission recommended approval of this application but it has not yet been heard by the Board of Supervisors.

AGENCY COMMENTS

The Virginia Department of Transportation noted this change to mixed use may have an impact. These primary routes will have more limited access opportunities for commercial entrances, and may require right-of-way improvements.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**LAND USE-20-0019: Anderson's Corner Parcels Adjacent to Existing Mixed Use/Economic Opportunity
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

James City Service Authority (JCSA) noted there is a JCSA water main and a JCSA sewer force main within the right-of-way at 8450 and 8251 Richmond Road. JCSA water and sewer are up to 700 feet from 3303 and 3251 Rochambeau Drive. No JCSA water or sewer is available for 8399 Richmond Road.

Stormwater and Resource Protection Division noted these parcels are situated in the Ware Creek watershed of the County and are subject to the goals and priorities of the approved watershed management plan.

The Fire Department, Office of Economic Development, Parks and Recreation Department, and Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 3: Encouraging the majority of new growth as Complete Communities by redesignating land as Mixed Residential/Commercial (e.g., some existing Low Density Residential areas) or Mixed Commercial/Industrial (e.g., the existing Economic Opportunity areas).

TRANSPORTATION CONSIDERATIONS

These parcels are adjacent to Richmond Road which is designated as an Open Space/Agricultural Community Character Corridor (CCC) for this portion. Rochambeau Drive is not a CCC.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Richmond Road and Barhamsville Road) is currently experiencing low levels of congestion.

Both Scenario A and Scenario B show the immediate surrounding transportation network (Richmond Road and Barhamsville Road) remaining at low levels of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

Existing Draft Language for Mixed Use - Anderson's Corner. Anderson's Corner is one of the few remaining areas in the PSA with significant rural agricultural vistas and contains one of the few remaining rural historic structures in the County, the Whitehall Tavern. Future development should occur in a manner that maintains an appropriate historic setting for the Whitehall Tavern and preserves the rural and historic character of the area.

Views from Richmond Road (Route 60) and Route 30 should receive high priority. To accomplish this, significant amounts of open land and fields should be preserved along with agricultural and rural structures in a manner that creates a village commercial node that is integrated with surrounding residential development and suitably transitions to the Rural Lands areas to the west.

The suggested principal uses are a balance of office and commercial. Residential is recommended as a supporting but not dominant use, and where it is proposed, the preferred format is integration in mixed use buildings that should be blended into the development of the principal uses for an overall village effect. Master planning of each of the Mixed Use intersection quadrants with adjacent existing and future residential development is strongly encouraged, with the use of shared access points as a primary consideration. Due to the width and traffic volumes on Routes 60 and 30, it is recognized that creation of a unified village effect that encompasses all four quadrants may be difficult, and for this reason, careful quadrant planning as described in the previous sentence will be important, and unique pedestrian connections, if feasible and appropriate, are encouraged.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**LAND USE-20-0019: Anderson's Corner Parcels Adjacent to Existing Mixed Use/Economic Opportunity
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

While greater intensities are anticipated, designs and land use patterns should reflect aspects of both appropriate PSA and Rural Lands Development Standards. Buildings and other structures should be small to moderate sized in scale, and of architectural styles that respect local rural and historic traditions. Standardized architectural and site designs should be strongly discouraged.

Sections of Richmond Road (Route 60) east of Croaker Road are projected to be at or above capacity in the future. The extent to which development of this area contributes to traffic congestion in those sections of Richmond Road (Route 60) should be an important consideration in the review of development proposals.

STAFF RECOMMENDATION

Approval for Contiguous Parcels to Anderson's Corner (Group 1),
Denial for Group 2 Parcels.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage2045. Specifically, this proposal provides for redesignating residential land to mixed use within the PSA in support of the "Complete Communities" concept. The projected traffic congestion for this area is expected to be low. Finally, the proposed Land Use designation contains development standards and clear expectations regarding design that will guide any future legislative applications to ensure the preservation of the established community character of the area. However, it is staff's recommendation that the Group 2 parcels not be included as part of this application, due to the fact they are not contiguous with the current Anderson's Corner Mixed Use designation.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to change the land use designation for Group 1 to Mixed Use and keep the Group 2 parcels as General Industry by a vote of 8-0 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

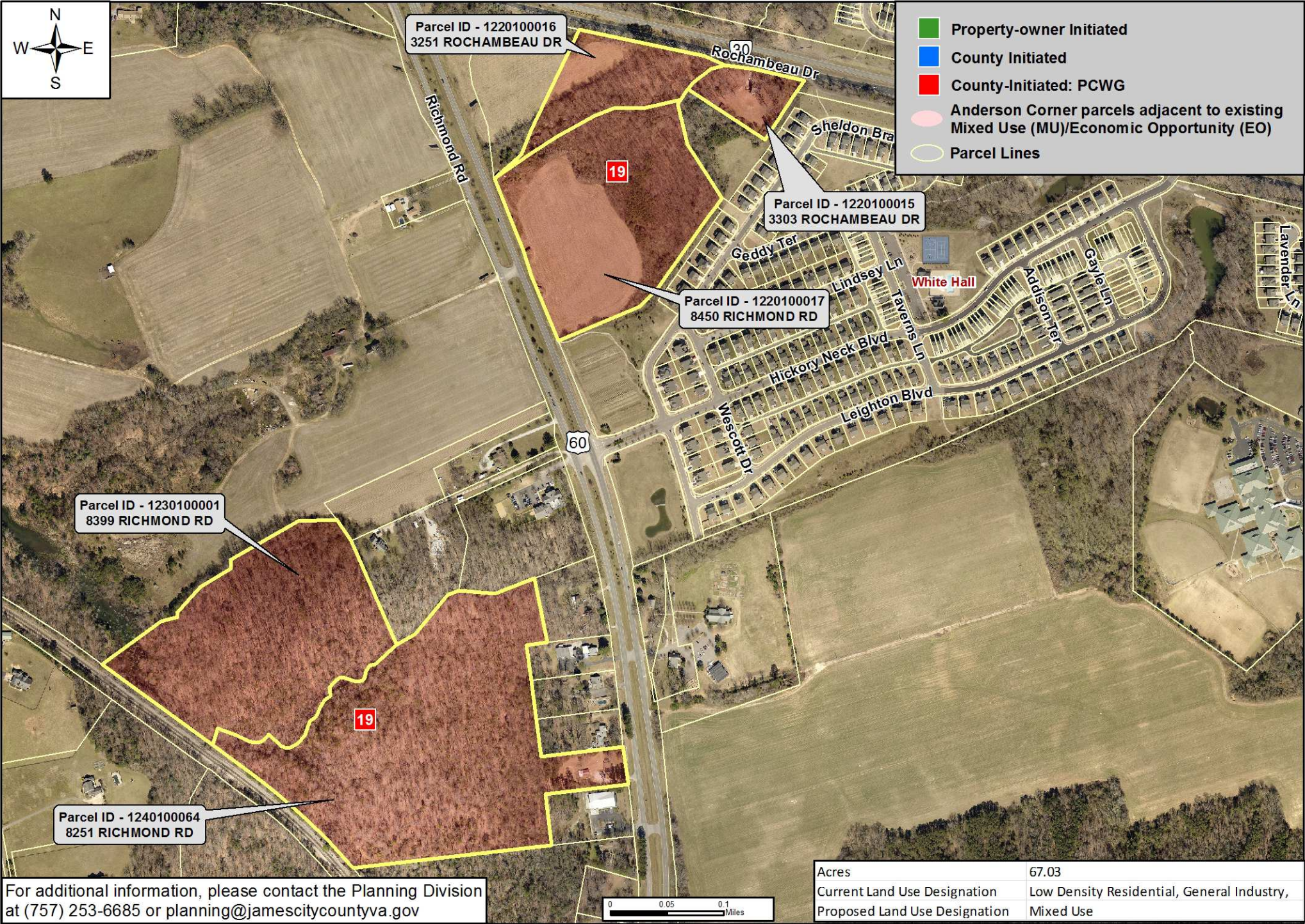
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-19AndrsnCnr-MU-EO

Attachment:
1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0019: Anderson Corner parcels adjacent to existing Mixed Use (MU)/Economic Opportunity (EO)



LAND USE-20-0020: Parcels Adjacent to Colonial Heritage on Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0020
Case Description:	Parcels Adjacent to Colonial Heritage on Richmond Road
Source:	Scenario B Difference
Property Addresses:	6925 Richmond Road and 7101 Richmond Road
Tax Map/Parcel Nos.:	2430100003 and 2410100008
Acreage:	± 32.33
Property Owner:	Dodson, John E, Breezeland LLC C/O Harvey Lindsay Commercial Real Estate
Zoning:	B-1 General Business
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Community Commercial
Proposed Land Use Designation:	Mixed Use - Lightfoot
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

Both of these parcels front on Route 60 (Richmond Road) and are utilized for commercial purposes, with Parcel Identification Number (PIN) 2430100003 being the location of the Williamsburg Honda dealership and PIN 2410100008 being the location of the Colonial Towne Plaza Shops. Both properties have been historically utilized for commercial purposes.

AGENCY COMMENTS

The Virginia Department of Transportation noted these developed parcels have existing entrances. Any changes would be subject to review.

James City Service Authority noted that water and sewer are currently provided to these properties.

Stormwater and Resource Protection Division noted these parcels are situated in the Yarmouth Creek watershed of the County and are subject to the goals and priorities of the approved watershed management plan.

The Fire Department, Office of Economic Development, Parks and Recreation Department, and Neighborhood Development Division raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0020: Parcels Adjacent to Colonial Heritage on Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 3: Encouraging the majority of new growth as Complete Communities by redesignating land as Mixed Residential/Commercial (e.g., some existing Low Density Residential areas) or Mixed Commercial/Industrial (e.g., the existing Economic Opportunity areas).

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Richmond Road, which is designated as an Urban/Suburban Community Character Corridor. Pedestrian accommodations are recommended to separate pedestrians from traffic flow. Future commercial and residential development is recommended to be concentrated in planned areas and require careful analysis of impacts on surrounding roadway networks.

TRANSPORTATION ROAD NETWORKS

Per the congestion maps, Richmond Road is identified as having a low level of congestion.

In both Scenario A and Scenario B, Richmond Road is projected to have severe levels of congestion between this parcel and the Route 199 Interchange.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

Existing Draft Language for Mixed Use - Lightfoot: For the land east of Richmond Road (Route 60), the principal suggested uses are commercial and office development. The property is adjacent to the railroad and (if passenger or light rail were to become available), would be suitable for a transit-oriented mixed use development with a mixture of limited industry, commercial, and moderate density

housing. This broader set of uses could also be recommended if found suitable through a corridor redevelopment plan.

For lands west of Richmond Road (Route 60), the principal suggested uses are moderate density housing, commercial developments, and office developments.

For land west of the Colonial Heritage entrance, for the parcels along Richmond Road with existing B-1 zoning, office uses and low traffic generating secondary uses are recommended in order ensure the commercial separation between Lightfoot and Norge.

There are significant capacity issues in this segment of Richmond Road and at the Lightfoot/Richmond Road intersection and Route 199/Richmond Road interchange, with development occurring in both the County and adjacent localities. Measures to mitigate traffic congestion and enhance multimodal facilities will be critical to maintaining the economic vitality of the area and to maintaining an acceptable degree of mobility. Commercial uses should not be developed in a “strip” commercial fashion, and should emphasize shared access and parking as well as consistent treatment for landscaping and architecture. Uses in this area should be compatible and integrate with the adjacent Economic Opportunity designated area to the extent possible.

STAFF RECOMMENDATION

Approval, with Modification of Mixed Use Designation.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage2045. Specifically, this proposal provides for redesignating land to mixed

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0020: Parcels Adjacent to Colonial Heritage on Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

use within the PSA. The projected traffic congestion for this area is expected to be severe. Finally, the proposed Land Use designation contains development standards and clear expectations regarding design that will guide any future legislative applications to ensure the preservation of the established community character of the area and allow for master planning. This change will also allow for the pursuit of the “complete communities” concept in this area, given the Mixed Use designation also permits residential development that is compatible with adjacent commercial uses.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to change the land use designation to Mixed Use and amend the Mixed Use designation description by a vote of 6-2 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-20ColHer-RichRd

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0020: Parcels Adjacent to Colonial Heritage on Richmond Rd



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamecitycountyva.gov

Acres	32.33
Current Land Use Designation	Community Commercial
Proposed Land Use Designation	Mixed Use

LAND USE-20-0021: Parcels Adjacent to Longhill Road and Centerville Road Near Warhill Sports Complex
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0021
Case Description:	Parcels Adjacent to Longhill Road and Centerville Road near Warhill Sports Complex
Source:	Scenario B Difference
Property Addresses:	6226 Centerville Road, 3900 Longhill Road, and 4050 Longhill Road
Tax Map/Parcel Nos.:	3120100014, 3120100017, 3130100029, and 3140100001
Acreage:	± 311.54
Property Owner:	Sarah Armistead
Zoning:	A-1, General Agricultural and R-8, Rural Residential
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Moderate Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

Each of these four parcels is located within the Armistead Agricultural and Forestal District (AFD) and has been historically utilized for forestal use. This district was renewed by the Board of Supervisors in 2018 for four years, with 2022 being the date of renewal or expiration. There is a fair amount of Resource Protection Area on each of these parcels, meaning future development will likely be concentrated in compact nodes on the parcels fronting each roadway.

AGENCY COMMENTS

The Virginia Department of Transportation noted that increasing density on these parcels would likely increase pressure to improve these sections of Longhill Road and Centerville Road, and the intersection of these roads.

James City Service Authority (JCSA) noted a JCSA water main is located along Longhill Road and Centerville Road. There is a JCSA gravity main within the north side of 3900 Longhill Road. Wastewater conveyance options will need to be reviewed and approved by JCSA. Water and sewer models may be required.

Stormwater and Resource Protection Division noted these parcels are situated in the Powhatan Creek watershed of the County and are subject to the goals and priorities of the approved watershed management plan.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0021: Parcels Adjacent to Longhill Road and Centerville Road Near Warhill Sports Complex
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

The Fire Department, Office of Economic Development, Parks and Recreation Department, and Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 5: Encouraging the development affordable housing by redesignating low-density areas to moderate or higher density designations that would be conducive to a mixture of housing types.

TRANSPORTATION CONSIDERATIONS

These parcels are adjacent to Longhill Road and Centerville Road, both of which are Wooded Community Character Corridors. Phase 2 and 3 of the Longhill Corridor project has not been funded or scheduled at this time. Future improvements are to align with the Longhill Road Corridor Study.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Longhill Road, Centerville Road, and Jolly Pond Road) is mostly experiencing low levels of congestion, with segments of Longhill Road and Centerville Road experiencing moderate and severe levels in certain areas.

Both Scenario A and Scenario B show the immediate surrounding transportation network (Longhill Road, Centerville Road, and Jolly Pond Road) increasing in congestion, with slightly lower levels of congestion in Scenario B.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage 2045. Specifically, this proposal provides for redesignating Low Density Residential to an increased density within the PSA. The projected traffic congestion for Centerville Road is expected to be moderate, while the projected congestion on Longhill Road is expected to be low. Due to the location of RPA throughout the site, as well as the location of the Longhill Swamp, staff expects future development to be concentrated in distinct nodes adjacent to each respective roadways, rather than being dispersed broadly throughout the site. Moderate Density Residential is an appropriate designation for such a style of development.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to keep the land use designation as Low Density Residential instead of changing to Moderate Density Residential by a vote of 7-0 at its March 24, 2021 meeting.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0021: Parcels Adjacent to Longhill Road and Centerville Road Near Warhill Sports Complex
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

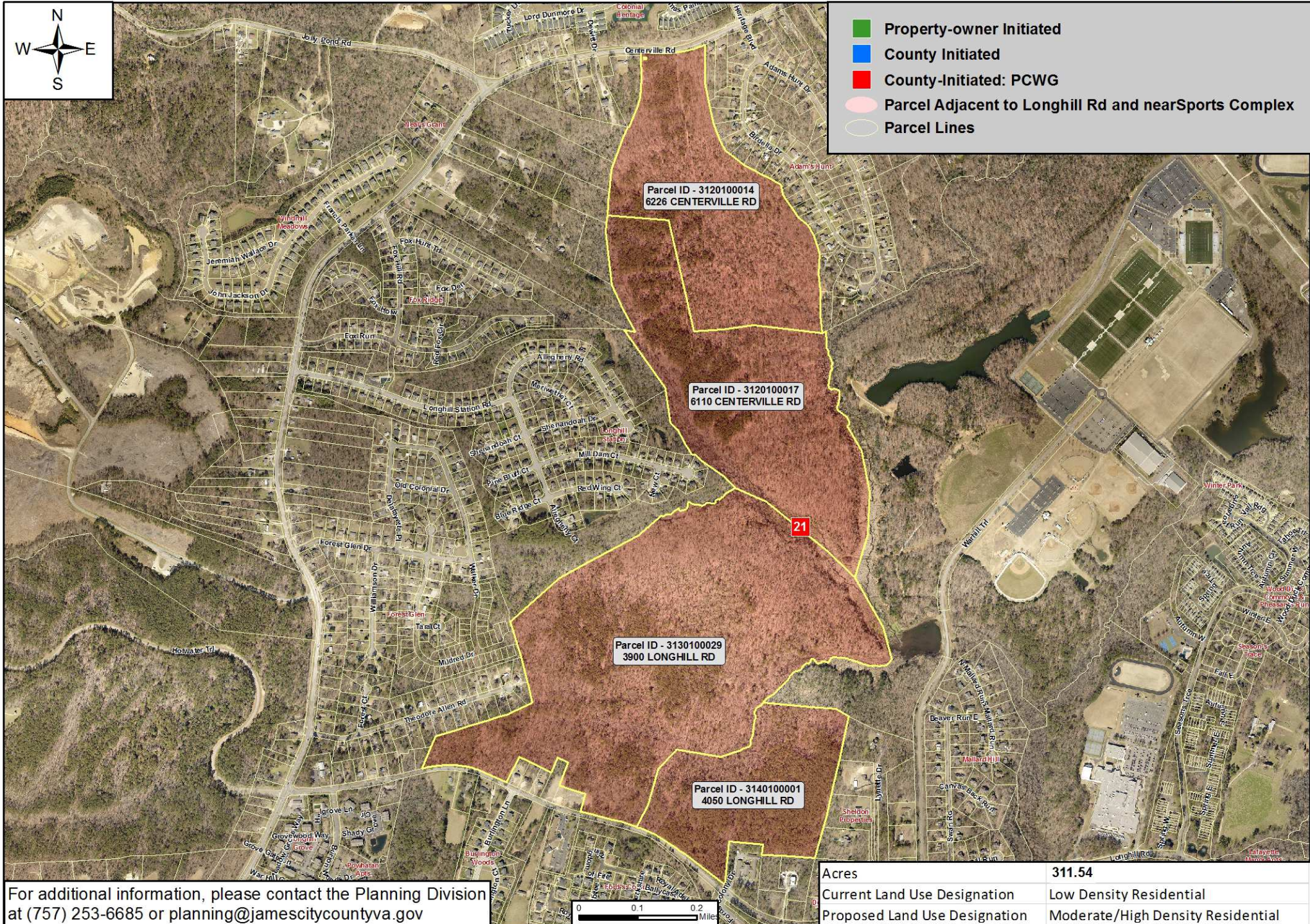
TW/md
LU20-21Longhill-Ctrvl-WIS

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0021: Parcel Adjacent to Longhill Rd and Centerville Near Warhill Sports Complex



For additional information, please contact the Planning Division at (757) 253-6685 or planning@jamecitycountyva.gov

Acres	311.54
Current Land Use Designation	Low Density Residential
Proposed Land Use Designation	Moderate/High Density Residential

LAND USE-20-0022: Parcels on Olde Towne Road Approximately Across from The Colonies at Williamsburg
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0022
Case Description:	Parcels on Olde Towne Road approximately across from The Colonies at Williamsburg
Source:	Scenario B Difference
Property Addresses:	5405 Olde Towne Road and 5427 Olde Towne Road
Tax Map/Parcel Nos.:	3240100001, 3240100002A, and 3240100002B
Acreage:	± 27.92
Property Owner:	Charter LLC, Scott Trust (The)
Zoning:	R-2, General Residential
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Moderate Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

Each of these three parcels is located adjacent to Old Towne Road and have been utilized for residential use or have remained vacant. There is currently a 75-foot-wide landscape and buffering easement located on Parcel Identification Number 3240100002A, which would be unchanged by this designation change.

AGENCY COMMENTS

The Virginia Department of Transportation (VDOT) noted that increasing density on these parcels would likely require the need for frontage improvements on Olde Towne Road.

James City Service Authority (JCSA) noted that JCSA water is along Olde Towne Road. The nearest JCSA sewer is on the west side of Route 199 or 650 feet away to the east in front of 6452 Olde Towne Road. Wastewater conveyance options will need to be reviewed and approved by JCSA.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Division, and the Stormwater and Resource Protection Division raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**LAND USE-20-0022: Parcels on Olde Towne Road Approximately Across from The Colonies at Williamsburg
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 5: Encouraging the development affordable housing by redesignating low density areas to moderate or higher density designations that would be conducive to a mixture of housing types

TRANSPORTATION CONSIDERATIONS

Olde Towne Road is not designated as a Community Character Corridor (CCC). Route 199 is a CCC but no entrances are proposed.

TRANSPORTATION ROAD NETWORKS

“Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Olde Towne Road, Richmond Road, and Longhill Road) is mostly experiencing low levels of congestion, with portions of Longhill Road and Olde Towne Road experiencing moderate levels of congestion.

Both Scenario A and Scenario B show the immediate surrounding transportation network (Olde Towne Road, Richmond Road, and Longhill Road) increasing in congestion, with Longhill Road increasing to severe in both scenarios.”

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage 2045. Specifically, this proposal provides for redesignating Low Density Residential to an increased density within the PSA. The existence of the 75-foot landscape buffer abutting a portion of Olde Towne Road will not be affected by this change and will help ensure the preservation of the treeline along the curve. The curve of Olde Towne Road is to be examined, meaning any future legislative applications regarding these parcels would need to mitigate frontage requirements, per VDOT's general comment at this time.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to keep the land use designation as Low Density Residential instead of changing to Moderate Density Residential by a vote of 5-2 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

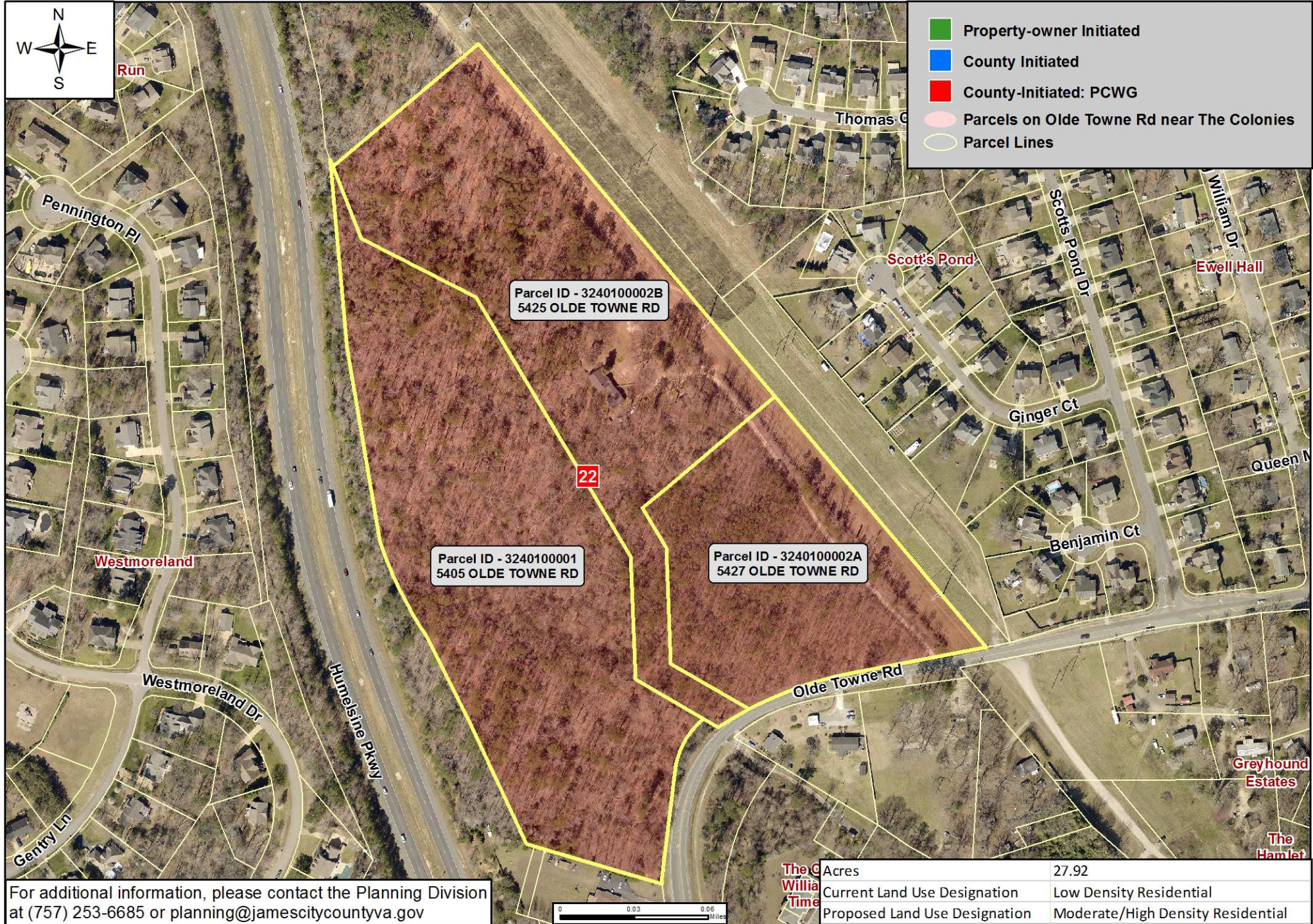
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-20OTRd-ColoniesWburg

Attachment:
1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0022: Parcels on Olde Towne Rd approximately across from The Colonies at Williamsburg



LAND USE-20-0023: Parcel on News Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0023
Case Description:	Parcel on News Road
Source:	Scenario B Difference
Property Address:	3889 News Road
Tax Map/Parcel No.:	3730100004
Acreage:	± 179.2
Property Owners:	SWR-Hockaday, LLC and McMurran, Martha
Zoning:	R-4, Residential Planned Community
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Moderate Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

This parcel is undeveloped, but has been considered for a conceptual change to the Ford's Colony Master Plan to allow for "The Village at Ford's Colony". Currently, this parcel is approved for a continuing care retirement community containing approximately 741 senior housing units (206 independent living cottages and townhouses, 390 independent living apartments, 85 assisted living beds, and 60 skilled nursing beds). The proposed amendment to the master plan would result in a total of approximately 550 units comprised of 230 independent living cottages and townhomes (for sale and for rent), 180 independent living apartments, 60 assisted living beds, 40 memory care beds, and 40 skilled nursing beds. This proposed change would result in a density less than four units per acre, which is within the Low Density Residential range.

AGENCY COMMENTS

The Virginia Department of Transportation (VDOT) noted that increasing density on these parcels would likely create pressure to improve News Road, with a possible signal requested at Firestone.

James City Service Authority (JCSA) noted that JCSA water is located along News Road. The nearest sewer within the homeowners association property of Powhatan Secondary. An easement from the homeowners association would be required to connect to sewer. A water and sewer model is required.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0023: Parcel on News Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

The Stormwater and Resource Protection Division noted this parcel is situated in the Powhatan Creek watershed of the County and is subject to the goals and priorities of the approved watershed management plan.

The Fire Department, Office of Economic Development, Parks and Recreation Department, and the Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No 5: Encouraging the development affordable housing by redesignating low density areas to moderate or higher density designations that would be conducive to a mixture of housing types.

Transportation Considerations

News Road is a Wooded Community Character Corridor and is described as a winding road with short site distance. As development pressure continues along the corridor, coordination with VDOT and developers is necessary to increase site distances. Road improvements include shoulder strengthening and reflectors along the side. Any shoulder strengthening should include bike lanes.

TRANSPORTATION ROAD NETWORKS

The traffic congestion maps provided by EPR show the congestion level for News Road as low.

In the Scenario A and the Scenario B maps, the immediate transportation network surrounding this application would continue to be low, with a slight increase in congestion for the intersection of Centerville Road and News Road.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Denial.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage 2045. Specifically, this proposal provides for redesignating certain Low Density Residential parcels to an increased density within the PSA. However, due to the substantial environmental constraints on-site, staff finds a mix of unit types at higher density could likely be achieved on the developable portion, while the overall density on the parcel remains within the range recommended by Low Density Residential.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to keep the land use designation as Low Density Residential instead of changing to Moderate Density Residential by a vote of 5-2 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0023: Parcel on News Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

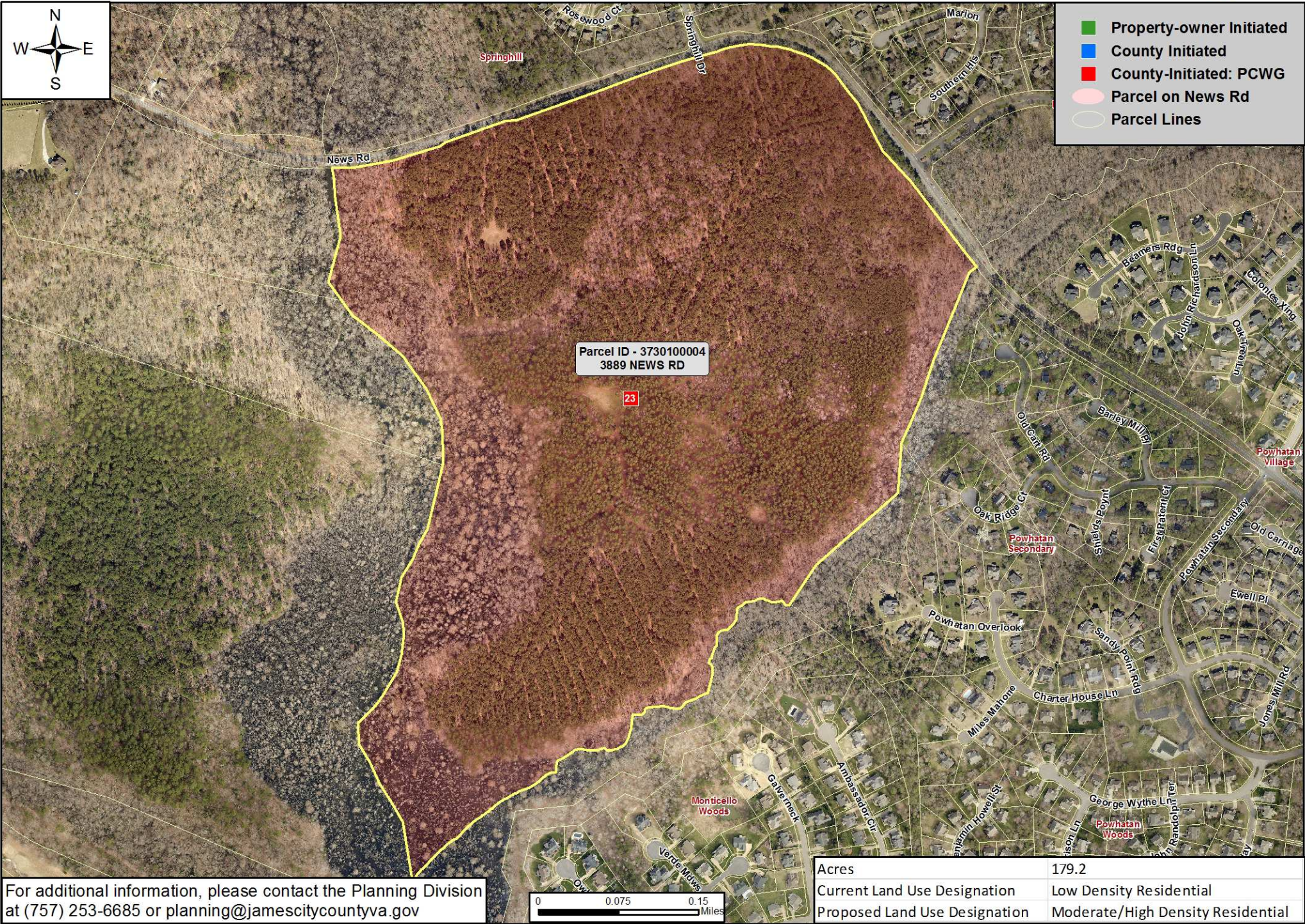
TW/md
LU20-23Parcel-News Rd

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0023: Parcel on News Rd



LAND USE-20-0024: Parcels Across from Recreation Center on Longhill Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0024
Case Description:	Parcels across from Recreation Center on Longhill Road
Source:	Scenario B Difference
Property Addresses:	5232 Longhill Road, 5252 Longhill Road, and 5298 Longhill Road
Tax Map/Parcel Nos.:	3330100037B, 3330100037A, and 3330100038
Acreage:	± 28.87
Property Owner:	Williamsburg Assembly of God C/O Tru Nevins, Altamont; Updike, Alan; Frie, Mallory, Arthur Dennis Trustee
Zoning:	R-5, Multifamily Residential and R-2, General Residential
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Moderate Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

These parcels front on Longhill Road and are located adjacent to the Rolling Meadows development and across the street from the James City County Recreation Center. Historically, these parcels have been utilized for residential use or as a place of worship.

AGENCY COMMENTS

The Virginia Department of Transportation noted that increasing density on these parcels would likely require the need for frontage improvements on Longhill Road.

James City Service Authority (JCSA) noted that JCSA water is available along Longhill Road. JCSA sewer is to the north of the properties. An easement across the property to the north would be required to connect to sewer. A sewer capacity analysis will be required.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Division, and the Stormwater and Resource Protection Division raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0024: Parcels Across from Recreation Center on Longhill Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 4: Directing some new growth as feasible into redevelopment and infill development rather than into vacant rural areas.

Key Land Use Policy Idea No. 5: Encouraging the development affordable housing by redesignating low density areas to moderate or higher density designations that would be conducive to a mixture of housing types.

TRANSPORTATION CONSIDERATIONS

This portion of Longhill Road is designated as an Urban/Suburban Community Character Corridor. For Longhill Road, Phase 1 of the widening (which starts to the west of this location) is under way to include bicycle and pedestrian facilities.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the immediate surrounding transportation network (Longhill Road, Depue Drive, and Ironbound Road) is currently experiencing low levels of congestion, with some congestion already at the Longhill Road and Depue Drive intersection.

In the Scenario A map, some congestion is expected to continue at the Longhill Road and Depue Drive intersection.

In the Alternative Future Scenario B map, there is less congestion at some of the Route 199 and Monticello Avenue ramps. The immediate surrounding roads continue to operate with low levels of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage 2045. Specifically, this proposal provides for redesignating Low Density Residential Land within the PSA to a higher residential designation, which could allow for increased opportunities for affordable housing. This also aligns with directing growth towards infill development and redevelopment.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to change the land use designation to Moderate Density Residential by a vote of 5-1 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-24Parcels-RecCtrLghillRd
Attachment:
1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0024: Parcels across from Recreation Center on Longhill Rd



LAND USE-20-0025: Lake Powell Road Parcel
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0025
Case Description:	Lake Powell Road Parcel
Source:	Scenario B Difference
Property Address:	140 Waltrip Lane
Tax Map/Parcel No.:	4840100005
Acreage:	± 16.99
Property Owner:	Williamsburg Winery LTD
Zoning:	R-8, Rural Residential
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Moderate Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

This parcel is located adjacent to the Williamsburg Winery and the Williamsburg-Jamestown Airport. Lake Powell Road is the nearest major roadway, while this parcel is addressed off of Waltrip Lane. This parcel appears to have been historically used for agricultural purposes.

AGENCY COMMENTS

The Virginia Department of Transportation (VDOT) noted that increasing density on these parcels may generate requests for improvements on Lake Powell Road.

James City Service Authority (JCSA) noted that water and sewer models are required for this site. An existing JCSA 8-inch water main along Wessex Hundred and a JCSA 12-inch water main along Lake Powell Road are possible tie-ins. The surrounding sewer lift stations are at or near capacity. Upgrades to a lift station may be required.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Neighborhood Development Division, and the Stormwater and Resource Protection Division raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

LAND USE-20-0025: Lake Powell Road Parcel
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 5: Encouraging the development affordable housing by redesignating low density areas to moderate or higher density designations that would be conducive to a mixture of housing types.

TRANSPORTATION CONSIDERATIONS

Neither Waltrip Lane nor Lake Powell Road is designated as a Community Character Corridor.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, the intersection of Route 199 and Lake Powell Road is currently shown as having mostly low levels of congestion, except for the intersection of Brookwood Drive and Route 199, which is experiencing severe congestion currently.

In both Scenario A and Scenario B, the immediate surrounding transportation network will increase in congestion, though Scenario B is expected to have lower levels of congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage 2045.

Specifically, this proposal provides for the redesignation of land within the PSA from Low Density Residential to Moderate Density Residential, which could allow for increased opportunities for more affordable housing. Per VDOT's comments, the development of this parcel for a more intense residential use could require the improvements of Lake Powell Road, which is to be carefully examined during any future legislative review in light of this designation change. It is likely that access would need to occur through parcels to the south rather than through Waltrip Lane.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to keep the land use designation as Low Density Residential instead of changing to Moderate Density Residential by a vote of 6-0 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

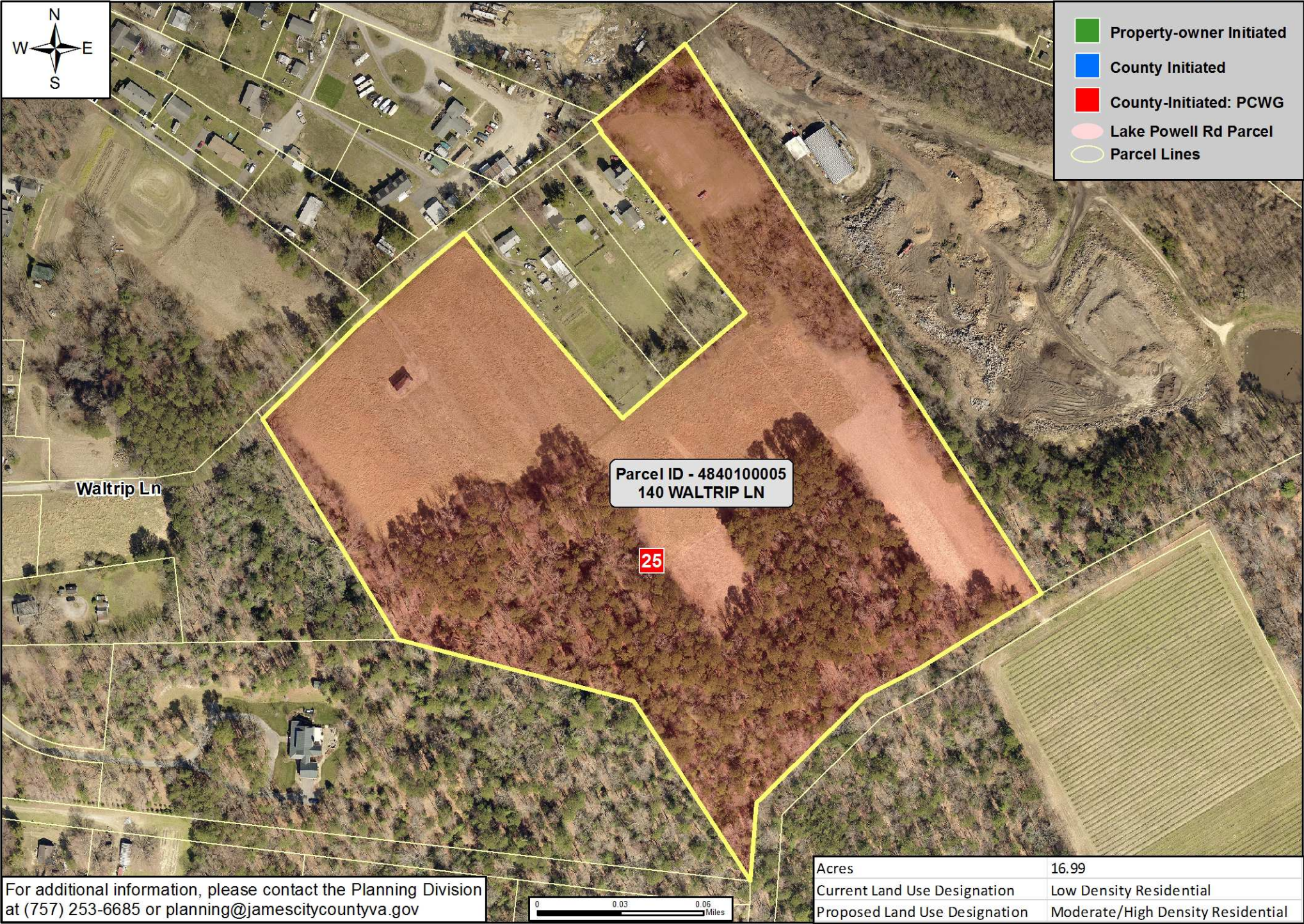
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-25LkPowellRdparcel

Attachment:
1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0025: Lake Powell Rd Parcel



LAND USE-20-0026: Parcels on Ron Springs Drive
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0026
Case Description:	Parcels on Ron Springs Drive
Source:	Scenario B Difference
Property Addresses:	200 Ron Springs Drive and 150 Ron Springs Drive
Tax Map/Parcel Nos.:	5910100028 and 5910100029
Acreage:	± 31.03
Property Owner:	Colonial Investors, Inc, 150 Grove LLC
Zoning:	R-2, General Residential
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Low Density Residential
Proposed Land Use Designation:	Moderate Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

Both of these parcels front on Ron Springs Drive and are located adjacent to the Hampton Roads Sanitation District facility and the Carters Grove property. Single-family housing has been the historic use of both of these parcels.

AGENCY COMMENTS

The Virginia Department of Transportation noted that increasing density on these parcels may generate requests for improvements on Log Cabin Beach Road. The sub-standard right angle curve in this road may need to be corrected.

James City Service Authority (JCSA) noted that a) Newport News Water Works (NNWW) water is available to the site; b) the nearest JCSA sewer manhole is 650 feet away in front of 126 Ron Springs Drive; c) the manhole is fairly shallow; and d) wastewater conveyance options will need to be reviewed and approved by JCSA.

The Fire Department, Office of Economic Development, Parks and Recreation Department, Stormwater and Resource Protection Division and the Neighborhood Development Divisions raised no comments regarding this proposal.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 5: Encouraging the development affordable housing by redesignating low density areas to moderate or higher density designations that would be conducive to a mixture of housing types.

TRANSPORTATION CONSIDERATIONS

Pocahontas Trail is an Urban/Suburban Community Character Corridor. The vision for the Pocahontas Trail Corridor study includes bicycle and pedestrian facilities, added lighting and landscaping, a center turn lane, and bus pull-offs.

TRANSPORTATION ROAD NETWORKS

Per the traffic congestion mapping provided by EPR, this segment of Pocahontas Trail is identified as currently having moderate congestion, while Interstate 64 (I-64) is currently having moderate to severe congestion.

Both Scenario A and Scenario B show a decrease in congestion from moderate to low on Pocahontas Trail, while I-64 will continue to experience moderate to severe congestion.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

This application aligns with the key land use policy ideas recommended as a result of public input received during Engage 2045. Specifically, this proposal provides for redesignating Low Density Residential Land within the PSA to a higher residential designation, which could allow for increased opportunities for more affordable housing. The projected traffic congestion for this area is expected to be low and the improvement of Pocahontas Trail is expected to facilitate pedestrian and vehicular traffic in the future.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to change the land use designation to Moderate Density Residential by a vote of 6-0 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

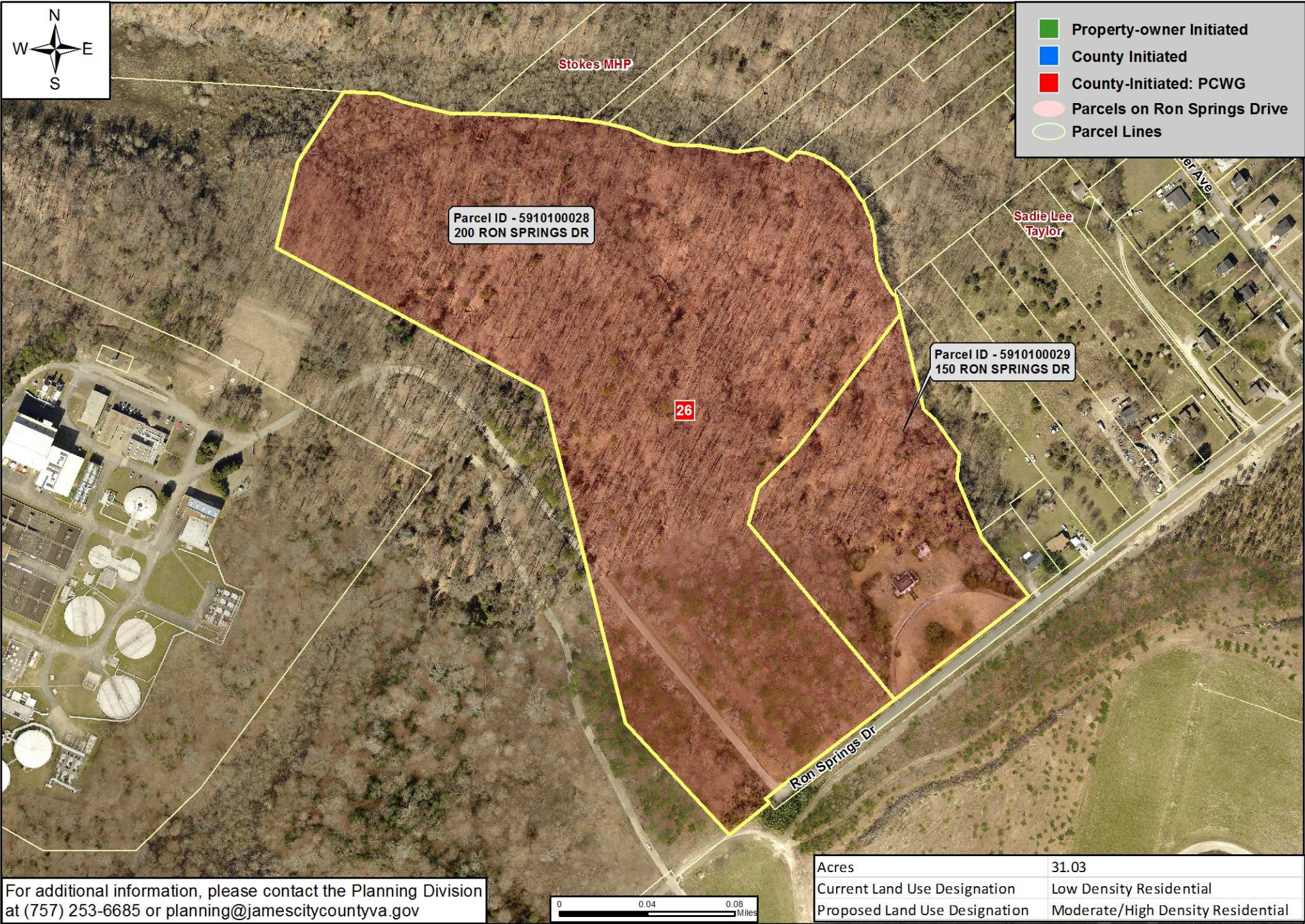
Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

TW/md
LU20-26Pcls-RonSpgsRd

Attachment:

1. Location Map

JCC LU-20-0026: Parcels on Ron Springs Drive



LAND USE-20-0027: Parcels Near Colonial Heritage on Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting

SUMMARY FACTS

Case Number:	LU-20-0027
Case Description:	Parcels near Colonial Heritage on Richmond Road
Source:	Scenario B Difference
Property Addresses:	6667 Richmond Road and 6693 Richmond Road
Tax Map/Parcel Nos.:	2430100034 and 2430100033
Acreage:	± 27.75
Property Owners:	Maloney, Frederick C & Sharon, Williamsburg Potter Factory Inc.
Zoning:	A-1, General Agricultural
Primary Service Area: (PSA)	Yes
Current Land Use Designation:	Mixed Use - Lightfoot
Proposed Land Use Designation:	Moderate Density Residential
PSA Change:	No

PROPOSAL RATIONALE

Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.

PARCEL BACKGROUND

Both of these parcels front on Route 60 (Richmond Road) and abut the Colonial Heritage development. Both parcels are utilized for single-family residential use, with a house appearing to straddle the property line between the two.

AGENCY COMMENTS

The Virginia Department of Transportation noted that the change from mixed use to moderate/high density residential may have little impact. Any use in these areas will have more limited access, as Richmond Road is a primary with access management.

James City Service Authority (JCSA) noted the JCSA water main is located along Richmond Road. JCSA gravity sewer runs along the southern border of 6667 Richmond Road. Note: JCSA had a discussion in 2020 with a developer who wanted to build an assisted living building on this site. No plan has been submitted yet.

The Stormwater and Resource Protection Division noted these parcels are situated in the Yarmouth Creek watershed of the County and are subject to the goals and priorities of the approved watershed management plan.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

**LAND USE-20-0027: Parcels Near Colonial Heritage on Richmond Road
Staff Report for the April 27, 2021, Board of Supervisors Business Meeting**

The Fire Department, Office of Economic Development, Parks and Recreation Department, and the Neighborhood Development Division raised no comments regarding this proposal.

KEY LAND USE POLICY IDEAS ANALYSIS

Key Land Use Policy Idea No. 5: Encouraging the development affordable housing by redesignating low density areas to moderate or higher density designations that would be conducive to a mixture of housing types.

TRANSPORTATION CONSIDERATIONS

This parcel is adjacent to Richmond Road, which is designated as an Urban/Suburban Community Character Corridor. Pedestrian accommodations are recommended to separate pedestrians from traffic flow. Future commercial and residential development is recommended to be concentrated in planned areas and require careful analysis of impacts on surrounding roadway networks.

TRANSPORTATION ROAD NETWORKS

Per the congestion maps, Richmond Road is identified as having a low level of congestion.

In both Scenario A and Scenario B, Richmond Road is projected to have severe levels of congestion between this parcel and the Route 199 Interchange.

LAND USE DESIGNATION DESCRIPTION LANGUAGE

None accompanying this proposal.

STAFF RECOMMENDATION

Approval.

RECOMMENDATION RATIONALE

The key land use policy ideas recommended from the public input generally support bolstering areas that are designated for Mixed Use, which is the current designation for these parcels. These key policy ideas also support designating land within the PSA to a higher residential density, which would be the case should this parcel be redesignated to Moderate Density Residential. Such a redesignation would allow for the residential character of these parcels to be retained while also preventing potential commercial strip development.

PLANNING COMMISSION WORKING GROUP RECOMMENDATION

The Planning Commission Working Group (PCWG) recommended to keep the land use designation as Mixed Use instead of changing to Moderate Density Residential by a vote of 6-0 at its March 24, 2021 meeting.

CITIZEN COMMENT RECEIVED

Yes; see the Land Use Applications Questionnaire Public Comments and Public Correspondence regarding this application.

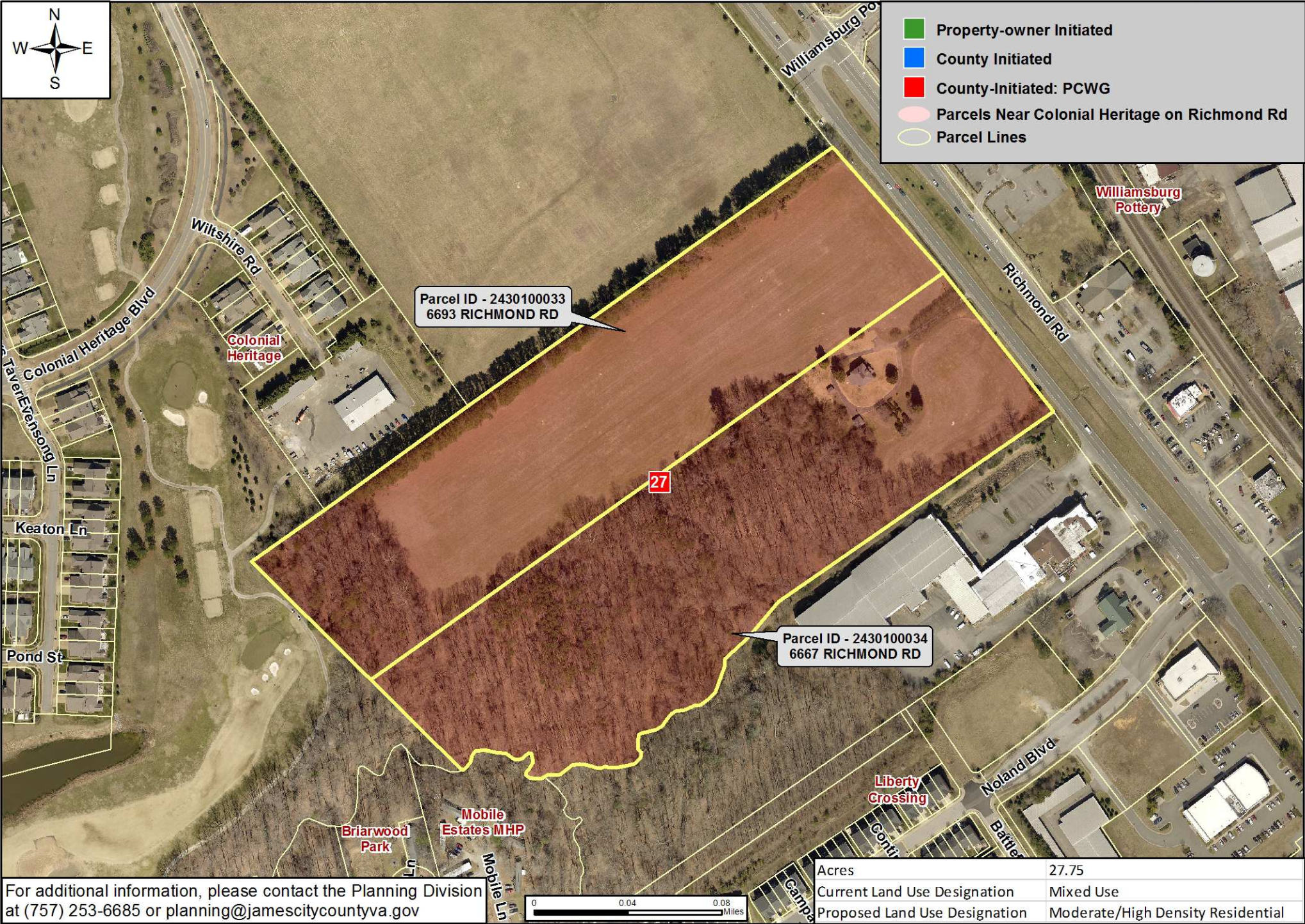
TW/md
LU20-27Pcls-CHerit-RichRd

Attachment:

1. Location Map

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

JCC LU-20-0027: Parcels Near Colonial Heritage on Richmond Rd



ACKNOWLEDGEMENTS

The County would like to thank all citizens, community groups, organizations and volunteers who have participated in the Comprehensive Plan review.

Board of Supervisors

Michael J. Hipple, Chairman
Sue Sadler, Vice Chairman
Ruth Larson
Jim Icenhour
John J. McGlennon

Planning Commission

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Tim O'Connor, Vice Chair
Richard Krapf
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Taylor Orne, Zoning Officer

Consultants

University of Virginia Center for Survey Research
ERP PC
Clarion Associates, LLC
Michael Baker International
TischlerBise, Inc

Introduction

Our Plan for a Resilient Future

The Purpose of the Comprehensive Plan

A comprehensive plan is a policy guide for local governments that sets a long-range vision and a strategy for implementing the vision. Developed from direction provided by residents, business owners, community stakeholders, and appointed and elected officials through a process called Engage 2045, this Comprehensive Plan includes a renewed community vision, goals, strategies, and implementation actions to achieve James City County's vision for an array of outcomes based on key community topics: community character, economic development, environment, housing, land use, parks and recreation, population, public facilities, and transportation.

Since 1980, every Virginia locality has been required by State law to have a Comprehensive Plan. James City County's plan, **[insert name]**, serves as a guide to landowners, developers, businesses, residents, and County officials about future land use decisions, new community programs, and capital investments. By considering the types and locations of development and services needed or desired for a 20-plus year period, decision makers are better able to evaluate individual proposals in the context of long-term goals. This Plan is an update of the *Toward 2035: Leading the Way* comprehensive plan that was adopted by the County in 2015.

Where We Have Been and Where We Are Today

A Growing Community

James City County has been a growing community for decades. Its picturesque landscape, unique historic places, extensive natural areas, quality built environment, and high quality of life make it a stellar location to live, work, learn, and play. This continued growth has created benefits to the community, such as new tax revenues that pay for quality of life amenities like greenways and parks. This growth has also presented new challenges, such as growing traffic congestion, growing costs to serve residents, loss of open space, and concerns about changing community character.

Over the last reported decade (2010-2020), the County added on average 1,026 new residents per year resulting in a total estimated population of 77,265 residents in 2020. While this growth has been significant, analysis suggests that the County's growth rate is slowing and that this trend aligns with an overall statewide trend of slower growth. While future growth may not occur at the rapid pace experienced in previous decades, the County still has one of the highest population growth rates when compared with other localities in Virginia. During the high population growth rate of the 2000-2010 period, the County was the 5th fastest growing locality in Virginia. Between 2010 and 2018, the County was the 11th fastest growing locality in the state.

Looking to the future, 2045 population projections suggest that the County could add another 30,000 to 46,000 new residents for a total population of approximately 105,000 to 121,000. While James City County is projected to have a higher growth rate when compared to neighboring jurisdictions,

population growth will ultimately be determined by the local real estate market, guidance provided in this Plan, infrastructure investments, and associated development regulations that guide growth and development.

An Aging, Affluent, and Highly Educated Community

Historic population trends are instructive when planning for future growth and the needs of future residents. James City County's 2018 population was older on average (45.5) when compared to the state (38.2) and the Hampton Roads region (36.1). By 2040, the proportion of County residents projected to be aged 65 or more is 34% compared to 27% in 2020. Aging residents have unique needs and demand is expected to grow for these services.

James City County is racially and ethnically similar to what it was forty years ago when evaluating the percent of different groups living in the County; however, it is less diverse than the state overall and has a declining population of African American residents and an increasing percentage of other non-white races. County residents have higher incomes and more education than residents across the state on average. The average household size in the County was declining but has been on the rise since 2010, possibly due to an increase in multigenerational housing that is happening throughout the nation.

A Community Many Want to Call Home

Much of the growth that has occurred in James City County is through the development of new houses and neighborhoods. The County went from being a rural community in 1970 with approximately 5,000 residential units to nearly 33,000 units in 2018. The housing stock in the County has remained relatively homogenous with single-family detached homes comprising 77.5% of residential units. Nearly 74.5% of residential units in the County are owner-occupied. Due to growth trends, the County has a newer housing stock with more than 1/3 of the County's residential units built after 2000.

Due to many factors and similar to many communities around the nation, James City County is experiencing an affordability challenge. Some workers that are employed in the County are priced out of available housing in the County and instead choose to live in neighboring communities and commute in to work each day. This can create challenges for business recruitment efforts and further burdens the regional transportation system. To address this issue, the James City County Board of Supervisors established the Workforce Housing Task Force in 2017 that developed the *2019 James City County Workforce Housing Task Force Findings and Recommendations Report*. This report provides four critical strategies for addressing the affordability challenge that are reinforced through this comprehensive plan: housing preservation, housing production, housing access, and funding.

A Community Making Strides to Grow and Diversify the Local Economy

In 2018, the total number of jobs located in the County totaled 30,233, resulting in an annualized increase of 1.13% new jobs during the previous decade. Many of these jobs were within the County's top five industries: healthcare and social assistance; retail trade; accommodations and food services; arts, entertainment, and recreation; and manufacturing. With its prominent historical sites, such as Historic Jamestown, the County has a strong tourism and services sector that primarily employs lower skilled workers and pays lower wages. While this is a valued industry in James City County, diversifying the local economy and particularly adding new higher paying jobs has long been a goal of the County to ensure long-term fiscal and economic health.

To successfully compete for new businesses and high skill workers, the County needs to consider national and regional trends. Now more than ever, talented members of the workforce are choosing the place they want to live before they choose the place they want to work. For this reason, housing choice, cost of living, and quality of life amenities such as transit, mixed-use destinations, walkability, and recreation play more of a key role in generating new business than ever before. Moving forward, it will be even more important to consider the types of community environments that targeted industry workers demand and to support development of those types of environments in James City County.

While many workers commute into the County to work each day (19,816 on average in 2019), there are also many workers living in the County commuting out to work each day (19,057 on average in 2019). Many of these workers are commuting to jobs in neighboring communities and the City of Richmond. Future economic development efforts could take advantage of the highly educated workforce that lives in James City County and create more opportunities for workers to work closer to home.

A Community that Manages Growth and Protects Community Character

James City County adopted its first Comprehensive Plan in 1975, which established the foundation for managing growth in the County. The County has a strong planning legacy of managing growth through the use of the Primary Services Area (PSA) and other growth management tools that define the area where land development is appropriate and where public utilities can be provided to support that growth. An analysis of land use, zoning, and approvals to subdivide and develop land within James City County's PSA conducted during Engage 2045 identified that there is capacity for approximately 11,500 new residential units, 7,400 of which are on designated lots with vested entitlements. Given past development trends, these lands are likely able to accommodate up to 26 years of future residential growth. In addition, there is another 3,500 acres available for development of nonresidential development. Determining the vision for these remaining lands in the County was a strong focus of this planning effort.

A Community that Values its Rural Landscape

James City County's citizens have shown how much they value their rural areas through many comments in public meetings and responses to surveys. Rural areas include lands inside and outside of the Primary Service Area (PSA), both of which continue to see development pressure. The greatest reserve of rural areas, however, continues to be outside of the PSA and these areas are traditionally designated as the County's "Rural Lands." Both in this planning process and during outreach in prior comprehensive plans, the citizens of James City County have repeatedly emphasized the great value they place on their rural landscapes, including the high premium citizens put on the quality of life that is derived from the County's pristine natural resources, protected open spaces, scenic rural vistas, and historic and traditional small town and village community character. Many are concerned that the pace, pattern and character of new growth and development may harm this treasured character of the County and many expressed a strong desire both to limit the pace and amount of new development and to direct it away from the rural areas that they treasure.

A Community that is Facing New Challenges

As this plan is being written and among other challenges facing the County, the world is battling a global pandemic and sea level rise is a growing threat, particularly to coastal communities like James City County. The long-term impacts of the COVID-19 pandemic are still being determined and environmental analysis of sea level rise suggests that changes are needed to protect human life and

property from receding shorelines, future flooding, and related impacts. The planning process has acknowledged these issues and the uncertainty of how these impacts will unfold. Using the best available information, this Plan provides a framework for creating a more resilient future for James City County and its future residents.

Where We Are Headed: Our Vision and Goals

Building on past planning efforts and new ideas generated through Engage 2045, several key themes were identified as being central to the vision for James City County's future. These key themes, also called public input priorities, have been reaffirmed through each of the four rounds of public engagement conducted during Engage 2045 and have served as critical guides for developing this Plan. These public input priorities – Protect Nature, Preserve Community Character, Support Affordable Workforce Housing, Expand Economic Development, and Enhance Quality of Life – serve as the core components of the [Title of New Plan] vision.

Our Vision Statement

Our Historic Past

James City County is a place of firsts. It was home to the first permanent English settlement and the first colonial government in America. From this region grew a powerful and prosperous collection of colonies that would eventually free itself from English rule and form a new nation. Because of this proud heritage, James City County is a place of special significance, not only for its residents, but also for citizens across the Commonwealth of Virginia and the United States. Given the importance of our unique historical identity, we have a responsibility to preserve and protect our irreplaceable assets for future generations. This responsibility requires that we preserve the legacy of our quality of life in James City County through wise planning, policy-making and legislation. We must strive to manage growth and balance the needs of development with historical and environmental protection, the needs for infrastructure, transportation, quality schools and the availability of water. We will not settle for less than first-class education, medical care, public safety, recreation and entertainment that strengthen the fabric of our community. But our mission does not end there.

[Title of New Plan]

James City County also recognizes the importance of leaving the County in good shape – economically, socially and ecologically – for present and future residents and visitors. As we look to the future, we will address that which will strengthen and preserve what is best and most special in the County. To this end, we will work to achieve the five public input priorities established during the Engage 2045 process.

Protect Nature

The natural environment is a highly valued component of James City County and we will work to preserve the greenspaces and wetlands that lend their beauty to our community, support the health of our ecosystem, reduce systemic risks due to sea level rise, protect water quality, and create opportunities for residents to recreate and enjoy nature. We will carefully manage growth and development to protect critical natural resources and cooperate with private conservancies and landowners to protect these open spaces.



Preserve Community Character

In addition to the natural environment, we will protect the County's rural community character, including the unique identity of rural communities like Toano, as well as large tracts of open agricultural land outside the County's Primary Service Area (PSA). We will direct new development away from rural lands and rural communities and design our built environment to respect our historical context.



Enhance Quality of Life

We will work to improve opportunities for all of our residents and pay special attention to those most in need or at risk. A safe, efficient transportation network for vehicles, pedestrians and bicyclists will meet the everyday needs of our residents while at the same time fully integrating James City County with the rest of Hampton Roads and Virginia. Quality of life amenities will be provided to all residents, including parks, public water access, expanded recreational facilities, trails for walking and bicycling, transit connections, and other enhancements to existing public facilities. We will continue to provide excellent public education and will partner with the Williamsburg-James City County Public Schools to continue to provide a high quality education to students.



Expand Economic Development

Industries that offer quality employment opportunities and that are compatible with the County's goals will be encouraged. Well-placed and well-planned commercial establishments will add to both the character and economy of our County. We will strive to develop new high paying jobs and career opportunities for all members of the workforce within our County and to provide our population with the best possible education and training so that our citizens may fully realize these opportunities. We will expand the local employment base to not only include tourism as a major economic driver in the County, but also other targets for employment and industries.



Support Affordable Workforce Housing

Residential units will be thoughtfully and logically placed and provide a wide range of choice. We will support development of affordable housing for our County's workers that is designed to complement the County's unique and historic community character.



We will sustain the quality of life and economic vitality in James City County while preserving our special natural and cultural heritage. We will accomplish this by promoting smart growth principles, adopting supporting strategies, providing a variety of housing options, supporting economic development and providing diverse recreational, cultural and education opportunities for all ages. These actions will be implemented to the benefit of all County residents. James City County will uphold its identity as an exceptional area to visit and a special place to live and work.

Our Goals

To further guide achievement toward the County's vision, the Plan includes nine community goals that define the outcomes to achieve in the future.



Community Character Goal: *The County will be good stewards of the land by preserving and enhancing the scenic, cultural, rural, farm, forestal, natural, and historic qualities that are essential to the County's rural and small town character, economic vitality, and overall quality of life of its residents.*



Economic Development Goal: *Build a more sustainable local economy that upholds James City County's commitment to community character and environmental protection; results in a diversity of businesses, community investment, and professions that attract higher paying jobs; supports the growth of the county's historic, agri-tourism and eco-tourism sectors; contributes positively to the community's quality of life; and better balances the local tax base.*



Environment Goal: *Continue to improve the high level of environmental quality in James City County and protect rural and sensitive lands and waterways that support the resiliency of our natural systems for the benefit of current and future generations.*



Housing Goal: *Consistent with the four principles of the Workforce Housing Task Force, maintain and develop residential neighborhoods to achieve high quality design and construction, and provide a wide range of choices for both renters and owners in housing types, densities, price ranges, and accessibility that address the needs of the County's residents and workers of all ages and income levels.*



Land Use Goal: *Achieve a pattern of land use and development that reinforces and improves the quality of life for citizens by encouraging infill, redevelopment, and adaptive re-use within the PSA; limiting development on rural and natural lands outside the PSA; and achieving the other eight goals of this Comprehensive Plan.*



Parks and Recreation Goal: *Provide a range of recreational facilities and activities desired by the community that are affordable, accessible, and adequate in number, size, type and geographic dispersion to accommodate the needs of all County residents and that promote personal growth, social development and healthy lifestyles.*



Population Goal: *Provide the means for all citizens, especially youth and seniors, to achieve a high quality of life through safe, affordable, and convenient access to programs, services, and activities.*



Public Facilities Goal: *Commit to and provide high quality of public facilities, including schools, and public services in a manner that balances demand for facilities and services and fiscal impacts.*



Transportation Goal: *Provide citizens, businesses, and visitors of James City County with an efficient, safe, attractive, and resilient multimodal transportation system that encourages use of non-automotive forms of transportation and reinforces or is consistent with the goals and land use patterns of the Comprehensive Plan.*

How We Will Achieve Our Vision: Strategies and Actions

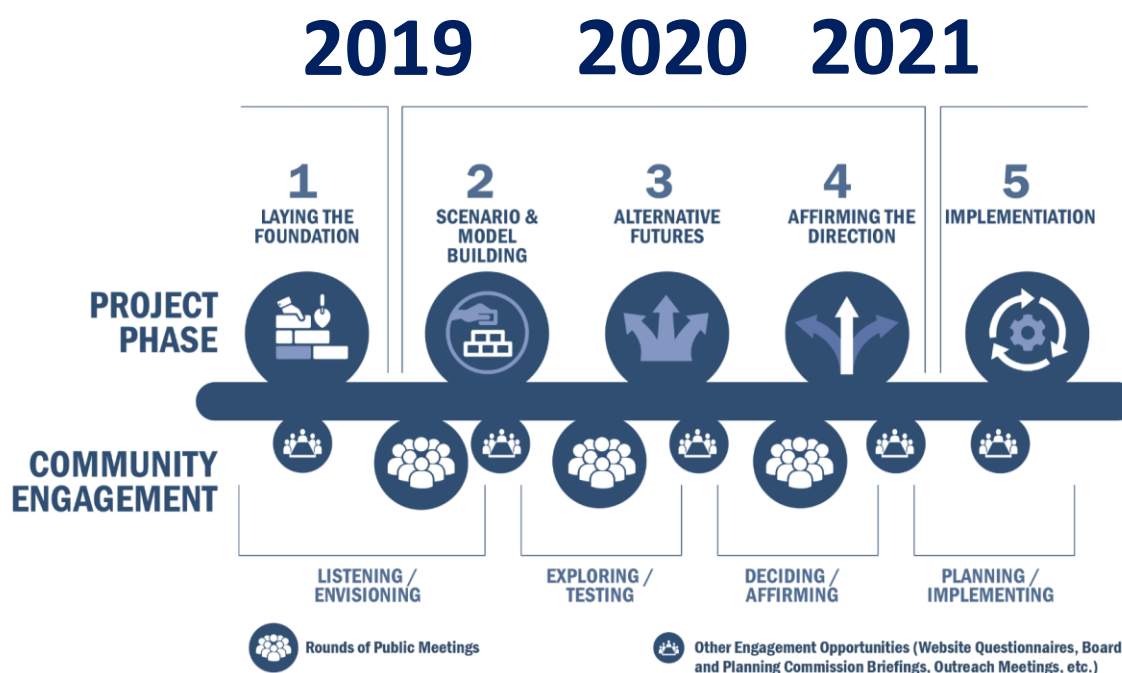
[Insert priority strategies and actions here as they are identified.]

Engage 2045 Planning Process

Virginia state law requires local governments to review their comprehensive plans every five years. To satisfy this requirement, the locality merely has to reaffirm the information contained in the plan.

However, it has been the tradition in James City County to undertake a more thorough review and update of the Comprehensive Plan every five years.

Engage 2045, the planning process undertaken to update the comprehensive Plan, built upon this tradition by employing the County's most robust public engagement effort to date and included scenario analyses that "tested" future growth alternatives and related impacts on community character, the transportation network, community infrastructure needs, and the County's fiscal bottom line. Like previous planning updates, this process was designed to be open, transparent, and participatory. The process included five project phases of plan development and four rounds of community engagement.



Project Leadership

The Engage 2045 process was led by a coordinated team comprised of the Planning Commission Working Group (PCWG), the Community Participation Team (CPT), and the Planning Team (County staff and consultants). Regular briefings to the Board of Supervisors (BOS) also occurred to support development of the Plan and solicit periodic guidance at key project milestones.

The **Community Participation Team (CPT)** was responsible for encouraging, facilitating, and reporting on citizen participation throughout the planning process. The team primarily worked in partnership with staff and the Planning Commission and Board of Supervisors in the coordination of publicity efforts, educating the public, sponsoring public meetings and other input opportunities, encouraging fellow residents

XXX
CPT meetings

and business members to participate in the planning process, and putting together summary reports on the public outreach and engagement process and the citizen feedback received.

XXX

CPT volunteer
meeting hours

The **Planning Commission Working Group** (PCWG) was tasked with leading the review and development of the draft Comprehensive Plan. The PCWG consists of all seven members of the Planning Commission, and a member of the Community Participation Team (CPT). The CPT shared themed inputs from citizens collected during the Engage 2045 planning process with the PCWG to help inform policy direction of the new Plan. The charge of the PCWG was to:

XXX

PCWG meetings

- Review community input;
- Guide and monitor the scenario planning and modeling process to evaluate potential futures for James City County and their impacts on the community;
- Review the applications of landowners who wish to change the land use designation of their property;
- Work with County staff and consultants to develop the vision, plan, and implementation framework; and
- Guide revisions to the draft Comprehensive Plan and forward the updated Plan to the Planning Commission and Board of Supervisors for endorsement and adoption.

XXX

PCWG volunteer
meeting hours

Community Engagement Highlights

The Engage 2045 effort resulted in a coordinated community vision, goals, strategies, and actions that were generated through hundreds of hours of effort by community volunteers, residents, elected and appointment officials, and County staff. The County undertook a public engagement approach that was cumulative in nature so that one round of engagement built upon the previous round. Each round was also extensively advertised and publicized through the County's website, social media channels, articles in local newspapers, Op-eds, This Week in James City County podcast, flyers, WATA bus advertisements, and other advertising outlets. These extensive efforts were guided by the Community Participation Team (CPT) and are described in more detail in public engagement reports found in the Plan appendices. Provided here is a summary of the five main engagement efforts.

2019 Citizens Survey

In January 2019, the James City County Board of Supervisors contracted with the Center for Survey Research at the University of Virginia to design, conduct, and analyze a survey of James City County residents. The goal of the survey was to determine opinions on several issues as the County began the process to update its Comprehensive Plan. The findings from this statistically significant survey served as the foundation for understanding community opinions throughout the planning process. This survey was also instrumental in identifying the five areas of County services or initiatives that residents considered to be very important but were not satisfied with the present status. These "satisfaction gaps" are listed below.

1,060

survey
respondents

- **Affordable housing** - 33% (83% important vs. 50% satisfied)
- **Roads & highways** - 24% (98% important vs. 74% satisfied)
- **Attracting jobs& businesses** - 20% (88% important vs. 68% satisfied)
- **Preserving rural character** - 16% (85% important vs. 69% satisfied)
- **Protecting environment** - 15% (85% important vs. 70% satisfied)

Round 1: Listening and Envisioning

The Engage 2045 first round of public engagement was kicked off at the Summit on the Future event that was held at six separate in-person events and broadcast on local public access Channel 48 to allow residents to participate from home. The Summit offered many station activities to gather feedback from participants. Attendees – in person and online – participated in online polling. The online engagement continued after the Summit, allowing residents the ability to participate at their leisure between November 18 – December 18, 2019.

441
participants

This round of engagement was focused on educating residents about the Engage 2045 planning process and collecting inputs to help guide development of the community vision and pose new questions that dove deeper into the findings of the Citizens Survey, specifically related to whether the County should do more to address the satisfaction gaps identified in the Survey. Augmenting these efforts were the launch of the project website www.jamescitycounty.gov/engage2045; a promotional video that aired on the County's YouTube channel, Facebook page, and the County website; and a State of the County presentation that was incorporated into the opening remarks of the Summit on the Future.

A summary of public input priorities was generated from the findings of the 2019 Citizen Survey and the Round 1 engagement efforts. These priorities were the basis for developing the core five components of the Plan's vision. An example of engagement responses that supported these public input priorities are listed below. More details can be found in the *Public Engagement Summary Report – Phase 1* included in the Plan appendices.

- **Nature**: 97.4% of participants ranked that it was important for the County to do more to improve efforts to protect and preserve the County's natural environment.
- **Community Character**: 90% of participants ranked that it was important for the County to do more to improve efforts to protect and preserve our rural character in the County.
- **Economic Development**: 87.7% of participants ranked that it was important for the County to do more to expand the local economy by attracting higher paying jobs.
- **Affordable Housing**: 84.4% of participants ranked it was important for the County to do more to provide affordable housing opportunities that are affordable to our workforce.
- **Quality of Life**: Many "big ideas" shared at the Summit requested improvements to or stability of community services, including bicycle and pedestrian pathways and trails, internet service, library improvements, and public water.

Round 2: Exploring and Testing

Building off the public opinion knowledge base generated through the 2019 Citizen Survey and Round 1, the second round of public engagement focused on evaluating the County's currently adopted Plan goals and asking participants to respond to alternative growth scenarios that represented potential alternative ways the County could grow in the future. This engagement effort occurred during the summer of 2020 just after the COVID-19 pandemic became a national crisis. The original plan to hold in person meetings was amended to provide safe ways for residents to engage online, while also arranging for wi-fi hotspots and providing paper versions of online survey materials to those with limited internet access.

136
participants

The engagement effort was launched at the Exploring Our Future Alternatives Virtual Assembly on August 10, 2020. This online webinar was live streamed over Facebook Live, the County's YouTube channel, and public access Channel 48. At the Assembly, project team members walked participants

through the online exercises, provided detailed descriptions of the two alternative scenarios, and answered questions. The online questionnaires were available from August 10 – September 2, 2020. This second round of engagement resulted in several key findings, listed below. A more detailed description of the Scenario Planning exercise is included in a following section.

- Round #2 public inputs were consistent with the 2019 Citizen Survey findings and Round #1 public input priorities.
- Cumulative inputs (Citizen Survey + Round 1 + Round 2) suggest that a more proactive approach is needed to manage growth and change in the community and support implementation of the public input priorities.
- Community responses showed support for:
 - A more compact growth form that protects natural and rural lands and upholds the County's unique community character.
 - More opportunities for affordable workforce housing.
 - More biking and walking facilities.
 - Maintaining or making minor amendments to the nine currently adopted Comprehensive Plan goals, with a focus on more significant amendments to the Housing and Transportation goals.

Round 3: Deciding and Affirming

The third round of public input was focused on getting more detailed feedback on specific policy directions and actions the County should take to implement planning priorities. This round included two main engagement opportunities - three questionnaires provided online and in hard copy at targeted locations, and a series of three Community Chats where participants attended a virtual meeting to learn about the questionnaires and pose questions to the project team. The three questionnaires were:

277
participants

- The Policies and Actions Questionnaire with 19 questions that provided options for how the County could implement its vision. The responses to the questionnaire helped the team developing the Plan to better understand the specific policy directions and implementation actions that were supported by the community.
- The Character Design Guidelines Questionnaire that offered several different alternatives for the design of neighborhoods, commercial and industrial uses, and rural and open space areas. The findings from this questionnaire helped shape the policy direction and design guidance included in the Land Use and Community Character chapters of this Plan and the Character Design Guidelines.
- The Future Land Use Map Questionnaire provided an opportunity for residents to react to the 27 Future Land Use Map amendments proposed during the Engage 2045 process. These responses helped inform development of the Future Land Use Map included in the Plan.

The questionnaires and chats were conducted from January 14 - February 21, 2021. This third round of engagement identified several important implementation steps to be included in the Plan as listed below.

- [Insert final findings of Round 3 once report is finalized.]

Round 4: Planning and Implementing

[Insert description of Round 4 and final results once completed.] The plan was reviewed by the Planning Commission and Board of Supervisors at # work sessions and # public hearings. The Plan was adopted by the Board of Supervisors on [enter date].



Scenario Planning Process

As part of Round 2 public engagement efforts, James City County conducted a Scenario Planning process intended to provide insight to County decision makers regarding long term policy choices for land use and public investment in light of potential alternative Future Growth Scenarios. The Scenario Planning process included development of a series of two integrated computer models used to analyze potential future land use patterns. These scenarios were also evaluated to determine modeled impacts on changes in land use, impacts to the transportation system, and the fiscal impacts of providing more services and facilities to serve new residents and businesses. These scenarios and related impacts were then evaluated through the public engagement process. Scenario A (Trend) and Scenario B (Alternative) are described below. A more complete report of the scenario planning process – the Preferred Scenario Framework – is provided in the Plan appendix.

Scenario A (Trend)

- Current land use trends and development patterns continue.
- Dispersed single family development and retail centers.
- Protection of rural areas is encouraged but some level of development of Rural Lands (areas outside the Primary Service Area) continues.

Scenario B (Alternative)

- Rural lands outside the Primary Service Area used primarily for rural and agricultural purposes instead of development.
- More protections for rural lands.
- More focus on infill and redevelopment.
- Economic development at higher densities in the Primary Service Area but in concert with existing community character.

A scenario questionnaire (online and paper) was developed and conducted during Round 2 to collect input from residents on the two scenarios. The questionnaire was extensive and contained over two dozen questions that asked people to study maps, images and summary charts that described the results of computer model testing of each scenario with respect to each of the five public input priorities (Nature & Environment, Community Character, Affordable Workforce Housing, Economic Development and Quality of Life). In total, 136 people completed the survey in the three-week period, which was a considerable response rate for such a complex and detailed survey. Detailed results of this questionnaire can be found in the Round 2 Public Engagement Presentation Report found in the Plan appendix.

The Preferred Scenario Framework report, included in the Plan appendices, documents the scenario planning process and identifies key policy themes for each of the five public input priorities as a result of both the scenario testing results and the public opinions as expressed in the questionnaire responses. These policy themes were heavily considered by the PCWG during development of the goals, strategies, and actions for each Plan chapter, with particular focus on the Land Use,

Community Character, and Environment chapters. Included in each of the Plan chapters is a section that highlights key policy guidance stemming from the outcomes of the scenario planning process.

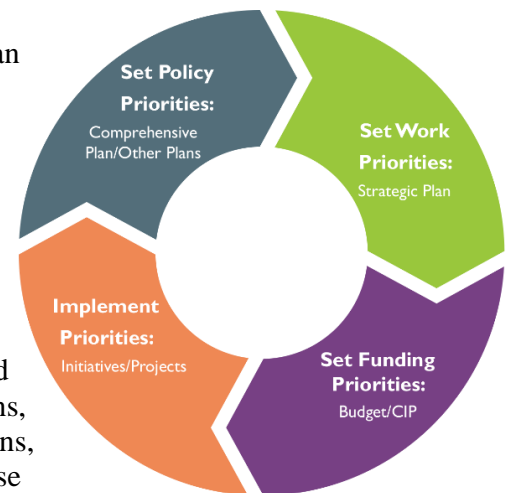
Continual Modeling

As part of the scenario planning in this comprehensive plan update process, the County will also acquire the ability to do ongoing modeling of land use, traffic and fiscal impacts resulting from future growth. The models used for the scenario testing process will be customized for County staff use so that they can analyze future development impacts. The final adopted land use map will be entered into this County model so that any changes on a parcel or area-wide level can be tested against the land use, travel demand and fiscal impact models to measure potential impacts.

Implementation and Evaluation of the Comprehensive Plan

This Comprehensive Plan is James City County's long-range master plan for guiding the physical development of our community for the next 25 years and beyond. It is the first step in setting policy priorities for the County, but the County's vision can only be realized by aligning future individual decisions with this vision. Intended outcomes can only be achieved when future decision-making, community investments, and policy decisions support the vision and goals of the Plan.

In 2018, James City County undertook an extensive planning process to (1) identify all the operational initiatives and capital projects included within the Comprehensive Plan and more than 35 other community plans, (2) set priorities among the initiatives and projects included in these plans, and (3) develop a general timing and funding strategy to implement these efforts. The result was the *2035 Strategic Plan: A Guidebook for Investing in the County's Future*.



The Strategic Plan established a new process for defining implementation priorities for James City County. As shown in the graphic above, the Comprehensive Plan and other supportive plans (such as the Parks and Recreation Master Plan) identify long-range policy priorities for the County. The next step in the cycle is to build off these policy priorities and identify “work” priorities for County departments and divisions through the Strategic Plan. The Strategic Plan then serves as a guide for setting funding priorities through the County's annual budget and Capital Improvement Program (CIP). Finally, after work plans are developed and funding is secured, initiatives and projects are implemented.

Building off this new process for identifying implementation priorities, the County will need to undertake the following steps to fully implement this Comprehensive Plan.

1. Continue to use the Comprehensive Plan as a policy guide when evaluating rezoning cases and other land development proposals.
2. Prepare updates to the County's Zoning Ordinance to fully implement new policy directions and land use guidance included in this Plan.
3. Update the County's 2035 Strategic Plan to incorporate the specific operational initiatives and capital projects identified in this Comprehensive Plan, focusing on identified priorities

included within the Plan.

4. Continue to use the guidance for operational initiatives included in the Comprehensive Plan via the Strategic Plan as a set of criteria for identifying new operational budget expenditures to include in the County's annual budget.
5. Continue to use the guidance for capital investments included in the Comprehensive Plan via the Strategic Plan as a criteria for identifying future public capital infrastructure projects to include in the County's Capital Improvement Program (CIP).

Evaluating and Monitoring Plan Implementation

This Plan update relies on established mechanisms of internal tracking, agency reporting and continued transparency as we work towards implementing the vision and goals of this Plan. The strategies and actions contained in this Comprehensive Plan are intended, in some cases, to serve as the interim steps necessary for the County to achieve the stated vision and goals. In other cases, they serve as benchmarks to measure proposals that may come before County officials.

In order for the Comprehensive Plan to have value and remain useful through its planning horizon, it is important to monitor progress in achieving adopted goals, strategies, actions (GSAs) to recognize those that have been completed, identify areas where additional resources are needed, and to re-assess for changing conditions. The Planning Commission will evaluate the progress of implementation efforts and prepare an annual report to the Board of Supervisors that will identify actions that have been completed. The evaluation process will not only measure progress and identify areas that need attention, but also serve as a catalyst to engage the community in dialogue about the future of James City County.

Guide to the Plan

Plan Framework Elements

The Plan Framework Elements – the Plan’s Vision, Goals, Strategies, and Actions – are the essential components of the Plan that will guide decision-making, community investments, and operational initiatives for the County. The elements are hierarchical providing the broadest level of community guidance through the Plan’s Vision and the most detailed guidance through the Plan’s Actions. Goals, Strategies, and Actions (often referred to as GSAs) are the primary policy guidance used on a regular basis by County elected and appointed officials and County staff.

These Plan Framework Elements were developed to carry forward existing policy direction from the previous Plan that is still relevant and establish new policy approaches supported by the community. Implementation of the Plan Framework Elements will require partnerships and collaboration across departments, organizations, public, private, and non-profit sectors, and the broader community. The table below defines each of the Plan Framework Elements in more detail.

Vision	The Plan’s vision is a set of five statements developed from the public input priorities established early in the Engage 2045 process. The vision statements describe the highest level of community aspiration.
Goals	Goals describe end conditions or ongoing results the plan is working toward achieving.
Strategies	Strategies describe specific approaches the County will undertake to achieve the Plan’s vision and goals.
Actions	Actions are specific tangible initiatives or projects that implement the Plan’s Strategies.

Plan Organization

The Comprehensive Plan is set out in a series of 11 chapters organized for easy navigation and to provide a consistent structure throughout the document.

Chapter 1: Introduction serves as an executive summary and snapshot guide for the remaining chapters of the Plan.

Chapters 2-10 are the topical nine policy chapters in the Plan. These chapters include four key sections:

- **Key Planning Influences** provides data and trends, descriptions of community programs and regulations, and other information that provide a foundation for the GSAs included in the chapter.
- **Community Guidance** documents the critical community feedback provided during each round of Engage 2045 public engagement that relates to the chapter’s policy topic.
- **Spotlight on Implementation** highlights important achievements and progress made by James City County to achieve the Plan’s vision and goals.
- **Goals, Strategies, and Actions** are the plan framework elements that are used to guide implementation efforts.

Chapter 10: Plan Implementation organizes the Plan’s implementation approaches into a priority set of implementation actions, describes the linkage to James City County’s Strategic Plan, and provides guidance for updating and monitoring the Plan over time.

Appendices include background documents prepared during the planning process that provide more detailed information and are referenced in the Plan. This includes public engagement reports, research documents, and other supportive materials.

Engage 2045

Briefing on the Comprehensive Plan Update Process

Board of Supervisors Presentation
April 27, 2021

Topics

- Public Engagement Summary of Round 3 – Deciding and Affirming
- Draft Land Use Draft Chapter Materials
- Introduction Chapter
- Next Steps

Public Engagement Summary of Round 3

- Preliminary Results and Summary Statements provided in March
- Full report now includes:
 - Additional explanatory information and summaries
 - Full results (such as all individual comments)
 - Many helpful clarifications resulting from CPT and PCWG reviews

Draft Land Use Chapter Materials: Open Space Preservation

Background Material

- Open Space Tools Briefing Paper, Open Space and Rural Character Preservation Analysis Briefing Paper (consultant team), Public Input Comments Related to Open Space and Rural Preservation

Highlights

- Draft language addressing this topic in the new “Open Space Preservation” section within the “Growth Management” portion of the draft Chapter Text.
- Goals, Strategies and Actions – LU 7

Draft Land Use Chapter Materials: Rural Lands Protection

Background Material

- Growth Management Tools and JCSA Analysis, Independent Wells JCSA Information, Open Space and Rural Character Preservation Analysis Briefing Paper (consultant team), Public Input Comments Related to Open Space and Rural Preservation, Estimates for Rural Lands Development Potential, and Rural Lands Illustrative Depictions

Highlights

- Draft language addressing this topic in the new “Recommendations for Outside the PSA” section within the “Growth Management” portion of the draft Chapter Text.
- Goals, Strategies and Actions – LU 6
- Also relates to the Rural Lands Designation Description – revised density recommendation language.

Draft Land Use Chapter Materials: Other Chapter or GSA updates

Joint Base Langley-Eustis Joint Land Use Study

- The “Regional Planning” section of the Chapter has been updated to include information about the Joint Base Langley-Eustis Joint Land Use Study.
- Recommendations from this report were included in GSA LU 3.

Short Term Rentals

- A “Short Term Rentals” section within the “Community Design Policies” section has been added to the Chapter with guidance language.
- Action to be added to Land Use GSAs based on Planning Commission Working Group feedback.

Other GSAs: Solar/Wind Energy Ordinance; Development of Sub-area/Corridor Master Plans for Strategic Areas; Calculate Costs of New Development/Explore Impact Fees

Draft Land Use Chapter Materials: Draft Land Use Designation Descriptions

- Rural Lands: Covered on Previous Slide
- Economic Opportunity: Master Planning Flexibility, Possible Incentives
- Residential: Moderate Density Residential split into two density levels (based on locational criteria).
- Mixed Use: Split into two levels – Rural Village Center/Small Town or Suburban Center, and Medium Town or Suburban Center. Distinct Basic Description, Land Allocation, and Density and Intensity Recommendations
- All Designations: Coordination with Character Design Guidelines, Addition of Development Standards Illustrations

Draft Land Use Chapter Materials: Draft Future Land Use Map – Land Use Applications

Property Owner Initiated – 3 Applications

- 2 Recommended for Approval: LU-20-0002 Eastern State New Town Addition (6-1), LU-20-0003 Eastern State Mixed Use Community (5-2)
- 1 Recommended for Denial: LU-20-0001 Marston Parcels (6-1)

County Initiated – 9 Applications

- 9 Recommended for Approval: LU-200004 7341 Richmond Road (7-0), LU20-0005 Stonehouse Tract (8-0), LU-20-0006 Stonehouse Adjacent PSA Adjustment (7-1), LU-20-0007 Mainland Farm (8-0), LU-20-0008 Powhatan Creek Wetlands (8-0), LU-20-0009 JCSA Tewning Road (8-0), LU-20-0010 Brickyard Parcels (8-0), LU-20-0011 Winston Terrace Stream Restoration (7-1), LU-20-0012 Grove Convenience Center Site (8-0)

Draft Land Use Chapter Materials: Draft Future Land Use Map – Land Use Applications

Planning Commission Working Group Initiated – 15 Applications

- 5 Recommended for Approval: LU-20-0013 Oakland Farms/Richmond Road (6-2), LU-20-0016 Croaker Interchange (8-0), LU-20-0020 Parcels Adjacent to Colonial Heritage (6-2), LU-20-0024 Parcels on Longhill Road (5-1), LU-20-0026 Parcels on Ron Springs Drive (6-0)
- 1 Partially Recommended for Approval: LU-20-0019 Anderson's Corner Parcels (8-0)
- 9 Recommended for Denial: LU-20-0014 NW Side Croaker/Richmond Road Intersection (7-1), LU-20-0015 Parcels Adjacent to Westport (3-5), LU-20-0017 Parcels Across from WindsorMeade Marketplace (6-2), LU-20-0018 NE Side Forge/Richmond Road Intersection (8-0), LU-20-0021 Parcels Adjacent to Warhill Sports Complex (7-0), LU-20-0022 Parcels on Olde Towne Road (5-2), LU-20-0023 Parcels on News Road (7-0), LU-20-0025 Parcels on Lake Powell Road (6-0), LU-20-0027 Parcels Near Colonial Heritage (6-0)

Introduction Chapter

- Includes the revised Vision statement and a high level summary of the public engagement process.

Next Steps



- Joint work session with Planning Commission Working Group
- Progress to date on all materials
- Final BOS guidance before anticipated PC public hearing in June, and BOS public hearing in July and consideration in September

Questions?

ITEM SUMMARY

DATE: 4/9/2021

TO: The Board of Supervisors

FROM: John H. Carnifax, Jr., Director of Parks and Recreation

SUBJECT: Briefing on the Update of Park Master Plans for Upper County Park, the Warhill Sports Complex, and the James City County Recreation Center Park

ATTACHMENTS:

	Description	Type
▣	Parks Draft MP Updates	Cover Memo
▣	Parks Master Plan Updates Narrative	Backup Material
▣	UCP Draft MP	Backup Material
▣	Warhill Sports Complex Draft MP	Backup Material
▣	JCC Recreation Center Draft MP	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Parks & Recreation	Purse, Jason	Approved	4/9/2021 - 12:43 PM
Publication Management	Daniel, Martha	Approved	4/9/2021 - 12:47 PM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 7:45 AM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:17 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:20 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:27 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Alister Perkinson, Parks Administrator

SUBJECT: Briefing on the Update of Park Master Plans for Upper County Park, the Warhill Sports Complex, and the James City County Recreation Center Park

Parks & Recreation staff will brief the Board of Supervisors on the progress associated with the update of three park master plans - Upper County Park, the Warhill Sports Complex, and the James City County Recreation Center Park. To date, an in-house review and update has occurred, and a brief review of the process will be provided. In addition, updated draft maps for each included park will be provided and the proposed changes and additions will be presented to receive Board of Supervisor feedback. Future steps, including a public input period will be discussed to receive guidance.

AP/md
ParkMPInUpdate-mem

Attachments:

1. Park Master Plan Updates Narrative
2. Upper County Park Draft Master Plan
3. Warhill Sports Complex Draft Master Plan
4. James City County Recreation Center Park Draft Master Plan

Park Master Plan Updates

In an effort to address strategy PR 1.4 in the James City County Comprehensive Plan, Update and develop master plans for County-owned parks, the Parks and Recreation department has set out to review and update park master plans on an annual basis. Upper County Park (UCP), James City County Recreation Center Park (JCCRC), and the Warhill Sports Complex (WSC) have been identified for review in FY21. Following the template created during the Shaping our Shores master plan update, an inter-departmental team was formed to review these plans. Employees were selected based on their area of expertise to ensure that the final product would be inclusive of amenities that were important to the many different stakeholders within the County as well as the citizens they serve. The team, led by the Department of Parks & Recreation, included members from Planning, Parks & Recreation and General Services.

The three parks being reviewed share some similarities, but are largely unique in amenities and past planning. For example, UCP and JCCRC do not have a formal, adopted master plan while the Warhill Sports Complex plan has been updated on several occasions. Most of the park areas are largely developed, with the exception of a parcel adjacent to the JCCRC that was the former site of a James City County Service Authority water tower. With these differences in mind, the team took a slightly different approach for each park but adhered to the following goals for all three:

- Evaluate and confirm where existing park amenities are successfully meeting community needs
- Identify unmet needs as illustrated in the 2017 Parks & Recreation Master Plan
- Evaluate maintenance/conditions and longevity of park features
- Learn from the community if facilities in the plan are no longer needed, feasible, or should be built in other parks
- Create an updated master plan to guide development for the next decade and beyond.

The team began by conducting a site visit to each park. After those tours, the team agreed there were some modifications and changes needed to the plan for the future at all three park locations. After the site visit, the team met for several of months to update the maps of the three parks. Each park was reviewed separately, taking into account water restrictions, equitable access, environmental concerns, resource protection areas issues, zoning, building codes, new trends and patron requests.



James City County Recreation Center

Unlike site plans that are exact engineered drawings to show building footprints, utilities, drainage and water layouts prior to construction, master plans are crafted to serve as long-term planning documents. These maps provide a conceptual layout to guide the future growth of each park and are adaptable to changes. While consideration was given to incorporate building codes, environmental, and zoning requirements, it should be noted that the elements in the maps are not drawn to scale nor located in their exact future position.

1. Upper County Park (UCP)

Opened in 1984, UCP is one of the oldest county parks. A draft Master Plan was created for the park in the early 1990s, but there is no current approved Master Plan for the site. The team used the existing, established park amenities as a starting point, and incorporated citizen feedback and data from the 2017 Parks & Recreation Master Plan as a guide to potential future amenities. The Parks and Recreation Master Plan classifies UCP as a community park, primarily serving residents at the upper end of the county. The Parks & Recreation Master Plan identified a lack of several park amenities in this region, notably hard surface trails, gymnasiums, recreation centers, and indoor pools. Current park amenities include a 25-meter outdoor pool, toddler pool, basketball and sand volleyball courts, picnic shelters, a playground, multi-use and mountain biking trails, a primitive camping area, restrooms and seasonal store/concessions.

The team is recommending the following additional amenities:

- Cover/enclose swimming pool for year-round use
- Replacement of toddler pool with splash pad/sprayground feature
- 0.5 mile paved multi-use trail
- Community gymnasium with two full sized indoor courts and fitness area
- Pickleball/Tennis court
- Off leash dog area
- Archery range
- Park maintenance/storage area
- Increased parking to support new amenities



Upper County Park

2. James City County Recreation Center Park (JCCRC)

The James City County Recreation Center Park includes the recreation center and surrounding park amenities. Similar to UCP, this park does not have an existing Master Plan but is largely developed with existing amenities. An adjacent parcel is included in this draft plan, which was the former site of a James City County Service Authority water tower. Current park amenities include the recreation center, skate park, 2 lighted softball and 2 lighted rectangular fields, a 2.1 mile multiuse paved trail, and an ADA accessible playground.

The team is recommending the following additional amenities:

- Expansion of the James City County Recreation Center for voter registration
- Expansion of the skate park
- Picnic Shelter
- Off-Leash Dog Area
- Restrooms and parking facility for skate park, off-leash area, and picnic shelter
- Restroom/concession building near the athletic fields



Skate Park (JCCRC)

3. Warhill Sports Complex (WSC)

The Warhill Sports Complex Master Plan was last updated in 2016. Since that time, new features such as a private indoor pool facility and community garden have been added to the park. Additionally, some amenities originally featured on the park master plan have been represented at other park locations, such as the potential running center at Jamestown Beach Event Park. Since the sports complex is used by a large variety of groups, staff held a meeting with all twenty-two community partner organizations in order to solicit feedback and determine needs for the park's future development. Participants expressed the need for more lighted rectangular fields, more full sized baseball fields, and softball fields to support the growing participation in senior softball.

The team is recommending the following additional amenities to the 2016 master plan:

- Synthetic turf baseball complex featuring two lighted large fields, two lighted small fields, restrooms/concession (B)
- Baseball stadium (D2)
- Re-designed connector road between the Longhill Road and Opportunity Way sides (E)
- Existing private indoor pool facility (G2)
- Lighted pickleball/tennis courts (H)
- Existing community garden (I)
- Existing Grounds maintenance facility (O)
- Parking to support additional amenities

The team is recommending eliminating the following amenities from the 2016 master plan:

- One large field from baseball complex to expand parking (A)
- Softball complex (B)
- Seven multi-purpose rectangle fields (E, F)
- Proposed indoor sports facility
- BMX Park
- Running Center



Warhill Sports Complex

Next Steps

Once the JCC BOS endorses the concepts in the updated master plan maps, the park master plan team will complete a public input phase. Extensive “best practice” methods will be employed to ensure citizen opinions are gathered from a representative cross-section of stakeholders. A minimum of two public meetings will be advertised and held, and the citizens will be digitally engaged through social media and a website to capture online feedback.

After public feedback is collected and incorporated into the updated plans, they will be brought before the JCC Parks & Recreation Advisory Committee, JCC Planning Commission and the BOS for consideration and approval. Once approved, a prioritized action plan will be developed that sets forth goals and recommendations to implement and guide the Capital Improvement Program. It will also provide the community with a strategic long-range vision for the future of these County parks, and provide a foundation for further support of future budget funding.



Warhill Sports Complex

Master Plan

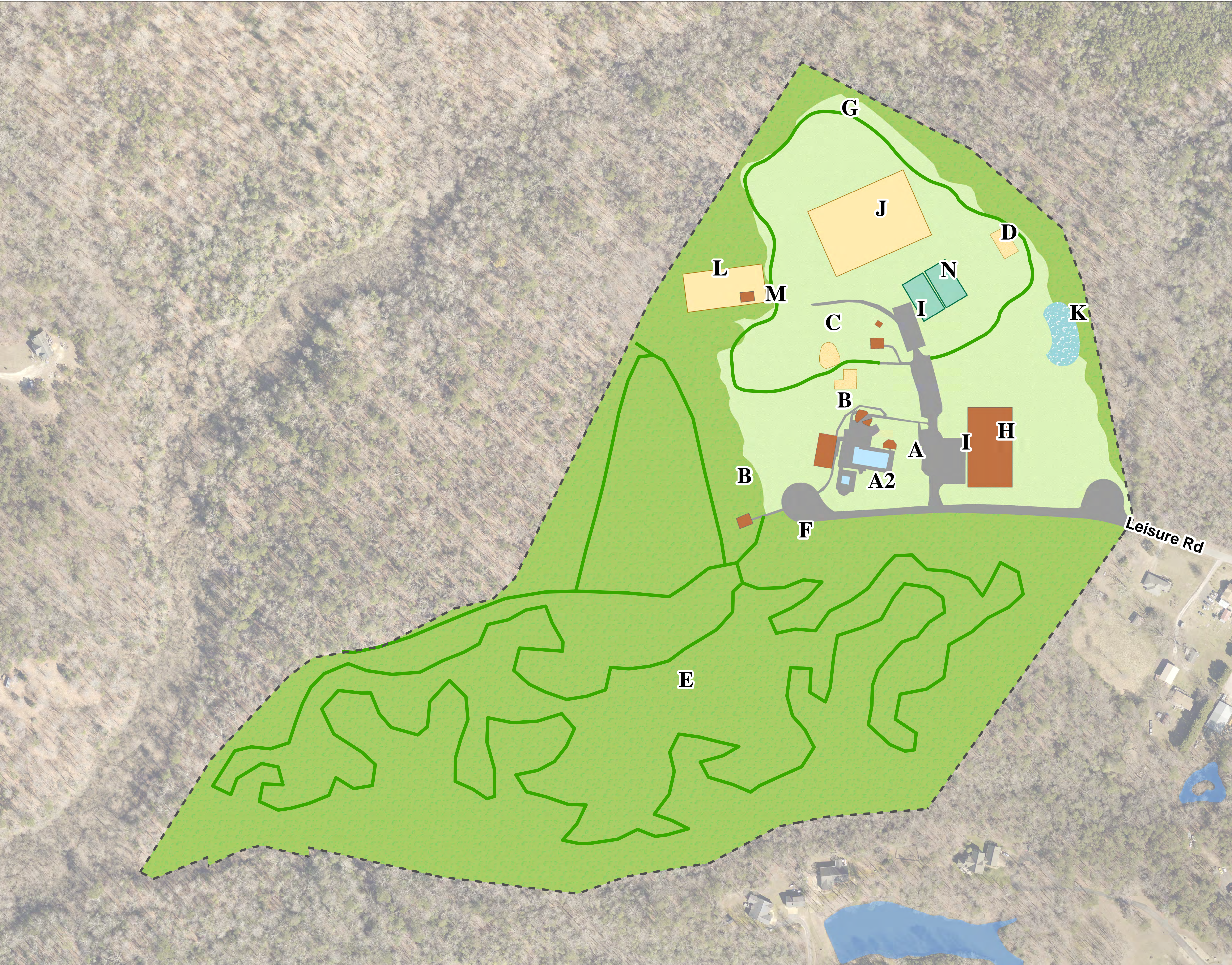
Upper County
Park

Code	Feature
A	Swimming Pool
A2	Splash Pad
B	Picnic Shelter
C	Playground
D	Sand Volleyball
E	Mountain Biking / Multi_Use Trails
F	Youth Group Primitive Camping Area
G	Proposed Paved Multi-Use Trail
H	Community Gym
I	Parking
J	Off Leash Area
K	Stormwater Management
L	Archery Range
M	Park Maintenance / Storage
N	Basketball / Pickleball / Tennis Courts

	Property Line
	Trail



0 100 200 Feet



Master Plan

Warhill Sports Complex



Property Lines

Trail

Water

Field

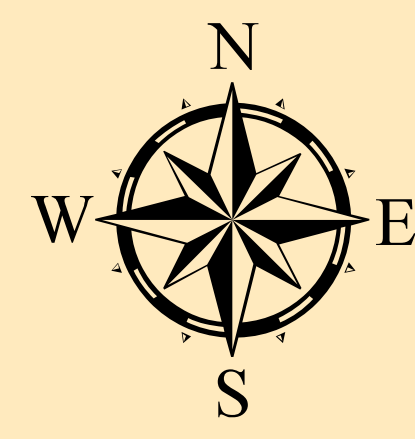
Trees

Grass

Athletic Courts

Pavement

Public Building



- A- Baseball Complex**
4 Baseball Fields, lighted
1 Multiuse Field for T-ball
Parking- 260-400 Spaces
Concession/Rest Room Building
- B- Turf Baseball Complex**
2 Large synthetic turf field, 2 small synthetic turf fields, lighted
Parking- 260-400 Spaces
Concession/Rest Room Building
- C- Multi-use field Complex**
8 Grass Fields, adjustable orientation
6 Multiuse Fields with Synthetic Turf, lighted
Parking- 440 Spaces
Concession/Rest Room Building
- D- Stadium Complex**
Football, Soccer, Baseball stadium (D2), lighted
600-1000 Stadium parking, some shared,
some available in the utility corridor
- E- Connector Road**
- F- Multi-purpose Field Complex**
4 Multi-purpose Fields, adjustable orientation, lighted
Parking - 200 Spaces
Concession/Rest Room Building
- G1- Existing WISC Building**
- G2 – Existing Indoor pool facility**
- H- Athletic Courts**
Basketball, Pickleball, Tennis, lighted
Parking- 75 spaces
- I- Community Garden**
- J1, J2, J3, J4, J5, J6 – Un-programmed Open Space**
- K1- Multiuse Nature Trail**
soft surface, 3.5 Mile s around park perimeter with connections to
Lafayette High School, Seasons Trace, and other neighborhoods
- L- Paved Multiuse Trail in utility corridor**
- M- Paved Multiuse Trails**
around Soccer Complex 1 mile and Baseball/Softball Complex- 1-mile
- N2- Un-programmed Open Space capable of supporting additional stadium parking.**
- N3- Dominion Power Sub station**
- O - Grounds Maintenance Facility**

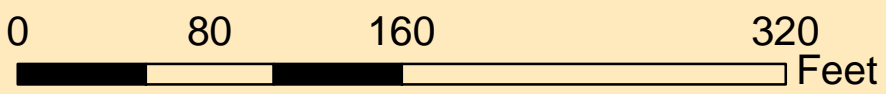


Master Plan

James City County
Recreation Center



Code	Feature
A	James City County Recreation Center
B	Softball Fields
C	Multi-Purpose Grass Athletic Fields
D	MyPlace Playground
E	Parking (324 Spaces)
F	2-mile Paved Multi-Use Trail
G	Skate Park
G2	Skate Park Expansion
H	WATA Bus Stop
I	Building Expansion
J	Restrooms/Concessions/vending
K	Off Leash Area
L	Picnic Shelter



ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Sharon Day, Director of Financial and Management Services

SUBJECT: FY2021 Financial Update/FY2022 Budget Work session

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/20/2021 - 11:10 AM

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Teresa J. Fellows, Deputy Clerk

SUBJECT: Minutes Adoption

ATTACHMENTS:

	Description	Type
	March 23, 2021 Business Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/20/2021 - 1:50 PM

MINUTES
JAMES CITY COUNTY BOARD OF SUPERVISORS
BUSINESS MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
March 23, 2021
1:00 PM

A. CALL TO ORDER

B. ROLL CALL

P. Sue Sadler, Vice Chairman, Stonehouse District
James O. Icenhour, Jr., Jamestown District
Ruth M. Larson, Berkeley District
John J. McGlennon, Roberts District
Michael J. Hipple, Chairman, Powhatan District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney

C. PRESENTATION

1. 2020 Historic Preservation Award

Mr. Mark Jakobowski, Vice Chairman of the James City County Historical Commission, noted the Historical Commission was recognizing the service of Mr. John Labanish. He further noted the Historical Commission's appreciation of his contributions to the community. Mr. Jakobowski noted Mr. Labanish had worked for 23 years as a Historical Interpreter with Colonial Williamsburg. He further noted Mr. Labanish's countless work as a volunteer and educator, as well as serving three terms as the Historical Commission's Chairman. Mr. Jakobowski noted Mr. Labanish had been instrumental in the relocation and restoration of the Norge Depot. Mr. Jakobowski noted on behalf of the James City County Historical Commission and the Board of Supervisors, the 2020 Historic Preservation Award was presented to Ms. Betta Labanish on behalf of Mr. John Labanish.

Ms. Labanish thanked both groups for the honor.

2. Proclaiming April 2021 as Child Abuse Prevention Month in James City County

Ms. Rebecca Vinroot, Director of Social Services, addressed the Board noting April is recognized throughout Virginia as Child Abuse Prevention Month. She noted for over 20 years, James City County has had a coalition comprised of James City County partners, City of Williamsburg partners, and community partners who plan activities to promote awareness of this important topic. Ms. Vinroot noted child abuse prevention was a community effort. She further noted several County members of the Child Abuse Prevention Coalition of Greater Williamsburg were in attendance with her: Ms. Juliet Heishman, from Social Services and Coalition Chairman, and Ms. Kristy Prescott from Parks and Recreation, and Ms. Gennie Bellas from the Police Department. Ms. Vinroot noted the pinwheel gardens would be planted again this year and numerous online activities would be available due to the COVID-19 Pandemic. She further noted the children's coloring contest would also take place.

Mr. Hipple read a proclamation acknowledging April 2021 as Child Abuse Prevention Month in James City County.

3. BoAT/Capital Trail Extension Presentation

Mr. Stevens noted the importance of bicycle and pedestrian facilities to County residents. He further noted the significance of the Capital Trail, an approximately 50-mile paved, off-road bicycle and pedestrian path between James City County and Richmond. Mr. Stevens noted Hampton Road localities were interested in the Capital Trail and the possibility of adjoining localities connecting to it. He further noted a past study addressing the connection was named the Birthplace of America Trail or BoAT. Mr. Stevens noted discussion with County Administrators and Peninsula City Managers last year on this topic and reviewed it with the local planning district commission to move forward with the project. He further noted Mr. Robert Crum, Executive Director, Hampton Roads Planning District Commission, was present and would provide the Board with an update on the discussion.

Mr. Crum addressed the Board noting the extension of the Capital Trail from James City County to Fort Monroe, further down into the Peninsula area. He noted the opportunity as both a potential economic driver and quality of life driver for the County. Mr. Crum noted he was also the Executive Director of the Hampton Roads Transportation Planning Organization. He further noted highlights of the Capital Trail in his PowerPoint presentation. Mr. Crum noted James City County was on the eastern edge of the Capital Trail, but the vision was for the County to be the center for biking in Eastern Virginia. He further noted the 120-mile trail envisioned with this extension opportunity placed the County in an economic position with restaurants, bicycle equipment facilities, and such. Mr. Crum continued his PowerPoint presentation indicating a possible loop off the main trail in the City of Newport News. He noted potential plans to expand the trail to the oceanfront, adding his colleagues in North Carolina were monitoring the plans as the possibility of a Dismal Swamp connection in the future. He further noted focusing on the strategic section of the Peninsula connection. Mr. Crum noted the Virginia Capital Trail Foundation had previously indicated it did not have the financial resources to participate in the extension. He further noted the Foundation was under new leadership and was reconsidering participation in the project. Mr. Crum continued the PowerPoint presentation highlighting various historical destinations along the route and the existing trail sections as well as the proposed sections within the localities. Mr. Crum noted identification of sections that could be completed within the next three to five years. He further noted candidate projects already identified in the Long-Range Transportation Plan. Mr. Crum noted Carter's Grove Country Road as it joins two sections of the trail that are already complete. He further noted assistance from Mr. Cliff Fleet from the Colonial Williamsburg Foundation as part of Carter's Grove Country Road is in Colonial Williamsburg. Mr. Crum noted the right-of-way was largely owned by James City County, Colonial Williamsburg, and the Kingsmill Neighborhood Association and collaboration among the groups. He further noted reviewing structure safety on bridges, as well as working with property owners were also part of the project. Mr. Crum continued the PowerPoint presentation highlighting York County's existing and proposed trail as well as the proposed five-mile loop in the City of Hampton. He noted the proposed Poquoson Connector on Victory Boulevard, which already included bicycle and sidewalk facilities, was already funded with projected completion in the next two to three years. Mr. Crum noted the financial breakdown using an estimated average per mile cost, adding the trail west of the City of Williamsburg to Fort Monroe would cost \$125 million. He further noted potential funding sources included Smart Scale, Commonwealth Transportation Board, state legislators, localities' Capital Improvement Programs, coordination with developers, and Regional Surface Transportation Program (RSTP) and Congestion Mitigation and Air Quality Improvement (CMAQ). Mr. Crum noted RSTP and CMAQ may offer regional financial opportunities. He further noted Mr. Chris Hall, Virginia Department of Transportation (VDOT) District Administrator, had been very helpful with the process. Mr.

Crum noted Mr. Hall and VDOT had agreed to an On-Call Consultant, Michael Baker International, at no cost to the County for the project. He further noted additional updates in the presentation with the goal to advance project segments to be candidates for grant applications. Mr. Crum noted a project manager would be assigned to the project in addition to access to the Capital Trail project manager. He further noted the City of Newport News had identified segments within its route, if funding was acquired, could be built in three years. He continued the PowerPoint presentation with costs per segments in Newport News. Mr. Crum noted this project was on the regional radar.

Mr. Hipple thanked Mr. Crum and asked the Board for any questions.

Ms. Larson noted the trail expansion would benefit tourism. She asked Mr. Crum if a Return on Investment (ROI) analysis had been done, citing the \$125 million cost, and if localities would receive any money.

Mr. Crum said no ROI had been done yet, but it would be monitored. He noted reviewing other communities to provide estimates. He further noted the economic opportunities and that he would work to get the ROI estimates for Ms. Larson.

Ms. Larson thanked Mr. Crum.

Mr. McGlennon noted his support of the project, particularly the Carter's Grove Country Road usage. He further noted the BoAT name and the possibility of a name change which reflected a consistent branding across the community.

Mr. Crum noted the BoAT Trail name was not definite. He further noted the RVA 757 Hampton Roads mega-region was supporting the project with messaging and branding.

Mr. Hipple noted the economic opportunities for biking enthusiasts. He thanked Mr. Crum for the presentation.

4. VDOT Quarterly Update

Mr. Rossie Carroll, VDOT Williamsburg Residency Administrator, addressed the Board with the quarterly updates from December 1, 2020 to February 28, 2021. He noted the completion of 636 of 734 work orders, which equated to an 87% completion rate. He further noted the remaining work orders included 71 for drainage, 24 for roadway, and three for vegetation. Mr. Carroll noted the current focus was on drainage work orders as there was a backlog due to the wet conditions over the past year. He further noted another focus centered on pothole and paving patching. Mr. Carroll noted other VDOT projects had included sweeping, drop inlet cleaning, ditch work, and the first primary route litter pickup with the secondary routes scheduled later in March prior to the April primary mowing. He further noted other VDOT projects included Phase 3 of the I-64 widening, Longhill Road Phase 2 widening, Olde Towne Road and Longhill Road turn lane improvements, and the design build Skiffes Creek connector. Mr. Carroll noted the plant mix bids open March 24, 2021 on the various paving roads throughout the County. He further noted many of the roads were primary ones. Mr. Carroll noted another project included an on-call pipe rehabilitation to 12 pipes within the Williamsburg Residency. He further noted upcoming projects included four-lane widening at Croaker Road from the Williamsburg Regional Library to Route 60 and the sidewalk and bicycle lane in conjunction with the Croaker Road widening. Mr. Carroll noted additional projects included work on the short bridge at Jamestown and Greensprings Trail, which was part of a pilot project. He further noted the bridge boards and decking were being resurfaced with an epoxy and sand mixture to reduce slickness.

Mr. Icenhour asked what the anticipated lifespan was on the resurfacing material.

Mr. Carroll noted with improved materials, VDOT was hoping for 25-plus years.

Ms. Larson asked when the bridge would be closed.

Mr. Carroll replied late April depending on the moisture level with respect to the wood. He noted the schedule would be adjusted as necessary on that point.

Ms. Larson thanked Mr. Carroll for the information.

Mr. Carroll noted edge line striping on Route 5 between Brick Bat Road and Chickahominy Road would occur this spring. He further noted drivers would feel skips in the striping as a safety measure to avoid running off the road. Mr. Carroll noted additional projects such as Smart Scale 20 shared path to connect gaps from Longhill Road to DePue Drive.

Discussion ensued on the project.

Mr. Carroll noted some County safety and operational projects included: the completion of pedestrian crossing on Route 615/Ironbound Road at Veterans Park; upcoming right-in/right-out delineator installation at Route 5 and Centerville Road and Route 30 with right-out only on Old Stage Road. He further noted some traffic studies had been completed throughout the County:

- Route 606 (Riverview Road) - installed turn warning signs at curve
- Route 1502 (Birdella Drive) at Adams Hunt Drive - installed Yield signs
- Route 648 (Howard Drive) and five other route entries along Route 60 - installed statutory 25 miles per hour (mph) signs

Mr. McGlennon asked for an explanation of the Route 648 work.

Mr. Carroll noted the signs were statutory anyway, but speeding was still an issue. He further noted requests were made to post the 25 mph speed limit signs as vehicles enter the road. Mr. Carroll noted signs are not always posted as it should be known the speed limit is 25 mph in residential areas. He further noted the signs will be posted particularly if speeding instances are occurring 85% of the time. Mr. Carroll noted the signs helped with traffic calming. He further noted the traffic study also included:

- Route 5 speed study
- Route 30 speed study

Mr. Carroll noted the Route 30 speed study should be completed by the end of March and he would provide an analysis.

Ms. Sadler thanked Mr. Carroll for his help in the County. She asked for an update on the speed limit reduction heading into Barhamsville.

Mr. Carroll noted that was the Route 30 speed study he had referenced. He further noted two different studies had been done as the route was in VDOT's Richmond District and the Hampton Roads District with both traffic engineers doing independent studies. Mr. Carroll noted the two studies did not match as a corridor. He further noted new data was collected for the corridor with a combined speed study being used. Mr. Carroll noted upon completion, a follow-up Zoom meeting would take place.

Ms. Sadler noted the Rochambeau-Stage Road situation and the right-out turn. She asked if

VDOT would be monitoring that area on a regular basis to ensure safety.

Mr. Carroll confirmed yes. He noted numerous questions about why VDOT was implementing a right-out at Old Stage Road. He further noted many studies had been done at that intersection of Schoolhouse Road, Rochambeau Drive, and Old Stage Road. Mr. Carroll noted this last study was a roadway safety assessment where VDOT partnered with local governments, school divisions, operations, and police departments to discuss the intersection. He further noted a review of the three-year crash history showed 55% of all the accidents occurred with vehicles coming out of Old Stage Road either going straight or left. Mr. Carroll noted 78% of all the injuries occurred with that same traffic movement, adding 82% of those accidents were outside what he termed the AM and PM peaks. He noted the peaks were determined by Stonehouse Elementary School's pick-up and drop-off. Mr. Carroll further noted citizen concern about the right-out and extended commuter time. He noted that intersection and the crossover near White Hall have been modeled with an eight-foot increase in the turning radius on the eastbound shoulder on Route 30. Mr. Carroll noted this was a short-term solution, but it addressed 55% of the accidents and 78% of the injuries. He further noted the intersection has 32 decision points, but with the right-out, only 21 points of contact were identified.

Ms. Sadler noted she had heard concerns regarding the length of the U-turn lane in front of White Hall. She further noted some citizens did not think the lane was long enough with oncoming traffic traveling at 55 mph and the potential problems there. She asked Mr. Carroll about monitoring that area.

Mr. Carroll confirmed VDOT would be monitoring that area. He noted adjustments would be made if needed. He further noted a permanent concrete barrier would not be installed, but rather striping, breakaway delineators, signage, and other adjustable items would be used as the intersection is monitored over the next year. Mr. Carroll noted both intermediate and long-term recommendations based on the study that are longer to program and more costly. He further noted two studies for signal justification had occurred there, but currently a signal was not warranted. Mr. Carroll noted signal installation without certain warrants being met, based on Federal Highway Administration input, can pose certain safety concerns such as rear ending, longer time through the intersection, and such. He further noted VDOT would continue to monitor the intersection to see if it warrants a signal.

Ms. Sadler asked Mr. Carroll if VDOT could put some striping in the turnaround in the median area. She noted the striping would help people with turning guidelines. She further noted an Agenda Item later that addressed funding for a pedestrian-bikeway project with a shift from Norge to the Grove area. Ms. Sadler noted the lack of pedestrian crosswalks in the Toano area and expressed concern over a proposed crosswalk at the Forge Road intersection. She further noted safety concerns at that proposal and suggested a crosswalk at Mclean's Grocery. Ms. Sadler noted discussion with Mr. Carroll for a possible solution for a crosswalk.

Mr. Carroll noted he would be glad to assist Ms. Sadler. He further noted the County had a revenue share project as well as VDOT funding that assisted with such projects. Mr. Carroll noted analysis had been done previously, but the location had been determined to be unsuitable based on traffic engineering concerns.

Ms. Sadler expressed concern for the existing problem, noting the ongoing revitalization of the Toano area. She further noted the creation of another potential traffic problem.

Mr. Carroll noted he would look into the situation.

Ms. Sadler thanked him for his time and attention to the concerns.

Mr. Icenhour noted he had several thank you's for Mr. Carroll. He further noted one was the potholes along Monticello Avenue near the entrance. Mr. Icenhour noted the second thank you was the crosswalk at Ironbound Road. He further noted he had received good feedback from citizens in that area, adding his thanks to County staff also.

Ms. Larson noted Mr. Carroll's earlier comments on drainage and cleaning in residential areas. She further noted she had received calls on debris in neighborhood ditches and asked for an update.

Mr. Carroll noted VDOT was focused on the drainage, adding the contractor VDOT worked with had been impacted by the COVID-19 Pandemic and unable to perform the truck ditching per the normal schedule. He noted a focus shift to address the backlog with the drainage ditches. Mr. Carroll further noted implementing a specialty crew to focus on ditching, shoulder, pipe, sinkhole repair, and such. He noted these would be new positions and not likely to be in place until the next fiscal year.

Ms. Larson noted she had a road issue in the Landfall neighborhood. She further noted a County staff member was working with VDOT to get an inspection on William Tankard Drive and a retaining wall. Ms. Larson asked Mr. Carroll for an update.

Mr. Carroll noted the walkthrough for that location was scheduled for 1:30 p.m. today. He further noted the retaining wall Ms. Larson referenced was outside of the right-of-way.

Ms. Larson asked if incorporation into the state maintenance system would be considered.

Mr. Carroll noted not at this time as the wall was out of the right-of-way and would not be considered. He further noted retaining walls had been closely reviewed in past projects due to their significance and were predominantly located in wetland areas.

Ms. Larson thanked Mr. Carroll, adding the retaining wall was a major concern to the resident living near it due to the height. She noted other residents had expressed concerns also.

Mr. Carroll noted the public right-of-way was not in VDOT's system. He further noted today's walkthrough would help develop a punchlist for that public right-of-way section. Mr. Carroll noted the retaining wall, as it was located outside of the right-of-way, would likely involve the property owner or homeowners association.

Ms. Larson thanked Mr. Carroll. She noted the intersection of Route 5 and Centerville Road and hoped Mr. Carroll had statistics on that intersection. She further noted this intersection had been a point of discussion over the past few years, including a Town Hall meeting in 2019. Ms. Larson noted she had received some citizen feedback that was not supportive of the decision.

Mr. Carroll noted the long-standing safety concern regarding the offset intersection between Greensprings Road and Centerville Road at Route 5. He further noted the number of accidents with 64% being rear end accidents and 18-20% being angle accidents where people pull out in front of other drivers. Mr. Carroll noted the majority of accidents occurred at Centerville Road and Route 5, not Greensprings Road and Route 5.

Ms. Larson noted some of the concerns were additional time.

Mr. Carroll noted there were two options: 1) on Greensprings Road heading to Centerville Road, take a left to the signal at Monticello Avenue, then a right to the signal at Centerville Road and from there make a left onto Centerville Road; or 2) right on Greensprings Road and

go up to Greensprings Plantation signal at Jamestown High School and turn left, and then left on Monticello Avenue back to Centerville Road. He further noted it was approximately 1.5-2 miles either way. Mr. Carroll noted one route had one signal with the alternate route having two signals. He further noted both routes were modeled, which indicated both routes to be safe and consideration of specific variables such as sight distancing and such.

Ms. Larson noted most of the concern seemed centered on a traffic increase at Greensprings Plantation and the left turn onto Monticello Avenue. She further noted increased worry for accidents there. Ms. Larson noted she had asked Mr. Stevens to contact the schools regarding the current high school bus routes going in that direction. Ms. Larson further noted Mr. Carroll stated this situation would be monitored for 12 months.

Mr. Carroll confirmed yes.

Ms. Larson noted recent flooding had closed Centerville Road and drivers had to use Greensprings Road. She further noted monitoring the situation.

Mr. Carroll noted there was an issue downstream creating the water backup, but he was unsure what the issue was.

Ms. Larson noted some long-term solutions had been discussed. She further noted one solution included more alignment of the road with a roundabout. Ms. Larson noted funding was not available currently for that project.

Mr. Carroll confirmed that was so. He noted this was a quick fix with the installation of the right-in/right-out, but that change also removed some safety issues as in the Toano traffic situation discussed earlier. Mr. Carroll further noted the use of striping, breakaway delineators, and signage would also be used here. He added the speed reduction would also be taking place and VDOT would continue to monitor. Mr. Carroll noted he could make adjustments at the intersection as needed.

Ms. Larson thanked Mr. Carroll.

Mr. McGlennon extended his thanks to Mr. Carroll, noting the aggressive schedule for the Skiffes Creek Connector. He noted that was a very important addition to the County's road network. He further noted the Colony-Lake Powell Road area was included in this year's paving projects. Mr. McGlennon noted Neck-O-Land Road was also included, but added he had a question on the section toward the end of Neck-O-Land Road near the Colonial Parkway and the National Parks Service maintenance area. He further noted it appeared the owner of several duplexes there had installed a clay berm or soil that was blocking the drainage path and creating flooding on both sides of Neck-O-Land Road. Mr. McGlennon noted the James City Service Authority had a pump station near there as well as a fire hydrant in the high water area. He further noted significant off-road flooding along the Roberts District side of Neck-O-Land Road. Mr. McGlennon questioned if the berm was 25 feet off the centerline, adding it was causing erosion and drainage issues.

Mr. Carroll noted he would check and get back to Mr. McGlennon on his findings.

Mr. McGlennon noted the duplexes were located at 532 Neck-O-Land Road. He further noted Mr. Carroll's earlier reference to drainage work in the County, adding older developments over time have poorly functioning drainage ditches. Mr. McGlennon noted sediment build-up and flow line disruption and possible solutions.

Mr. Carroll noted some solutions could be available, but addressed pipes settling and the offset of pipes to help drainage. He further noted open ditch systems drain surface water as

well as properties. Mr. Carroll noted VDOT works to clear pipes of sediment and cut back the ditches to the flow line for better drainage. He further noted the pipe design and timeline and the number of storms that exceed the timeline. Mr. Carroll noted during excessive rain, the level of water exceeds the ditches and Best Management Practices (BMPs) areas, adding the BMPs have a set depth also. He further noted he would review any drainage structure or situation if the Board has any concerns. Mr. Carroll noted VDOT maintained the right-of-way, but many of the outfalls are outside of VDOT's right-of-way.

Mr. McGlennon noted flooding and sediment build-up seemed predominantly around concrete culverts. He further noted standing water over extended periods of time. Mr. McGlennon noted when the areas dry, residue is left behind that homeowners complain is their responsibility to clean up.

Mr. Carroll noted an elevation difference could be the issue.

Mr. McGlennon asked if there was a way to deal with that problem.

Mr. Carroll noted a ditch could be filled in and regraded to a new elevation.

Discussion ensued.

Mr. Hipple thanked Mr. Carroll for the work on old Route 60, pothole issue on Barnes Road, and several areas of Forge Road.

Mr. Carroll noted the spray injection equipment was in that area. He further noted VDOT's intention was to seal the "alligator cracking" of the road. Mr. Carroll noted this time of year was pothole season.

Mr. Hipple thanked Mr. Carroll for the update.

5. Briefing on the Engage 2045 Comprehensive Plan Update Process

Ms. Tammy Rosario, Assistant Director of Community Development and Planning, addressed the Board with a PowerPoint presentation on the Engage 2045 Comprehensive Plan process. She noted other members from the Planning Team included Ms. Ellen Cook, Principal Planner, Mr. Vlad Gavrilovic, Principal with EPR P.C. via telephone, and Mr. Rich Krapf, Chairman of the Planning Commission and the Planning Commission Working Group (PCWG). Ms. Rosario noted the highlights completed by the Community Participation Team (CPT) and the PCWG over the past five months, which included feedback from the latest public engagement round - Deciding and Affirming. She further noted the Board's Agenda Packet contained more information and data for review. Ms. Rosario noted today's goal was an introduction to the material, share questions and thoughts, and to request the Board provide feedback over the next 30 days as staff and the PCWG prepare for a May 2021 work session with the Board. She further noted the timeline for the process with the recent completion of Round 3, Deciding and Affirming, of the community engagement piece of the process. Ms. Rosario noted Round 3 was part of cumulative input from three questionnaires and a series of Community Chats for public questions. She further noted with the constraints of the COVID-19 Pandemic, the CPT and Planning Team included several factors: an insert in the real estate billing mailing to 20,000 County households; extension to six weeks for the engagement process; dissemination and collection of paper questionnaires at 11 locations throughout the County; and offered weekly drawings of prizes to local small businesses. Ms. Rosario noted these factors resulted in a higher yield of comments and showed the statistical breakdown in the PowerPoint presentation. She further noted specifics of each of the questionnaires: Policies and Actions; Character Design Guidelines; and Future Land Use Map. Ms. Rosario noted both paper and

online versions for the questionnaires had been available. She further noted summary statements for each of the priority areas: Nature, Community Character, Affordable Workforce Housing, Economic Development, and Quality of Life.

Ms. Cook continued the presentation highlighting the integration of revised chapter materials based on new policy ideas, guidance from agencies, and other sources. She noted significant Goals, Strategies, and Actions (GSAs) for consideration. Ms. Cook further noted the GSAs were included in the Board's Agenda Packet for review, as well as a link to the full materials included in the memorandum also provided. She noted the PCWG feedback was also included for review with the final review during April and May. Ms. Cook noted one GSA item across all chapters was the reexamination and revision of the Goal statements to incorporate Round 2 input from the Goals questionnaire. She further noted staff's request for the Board to review the GSAs and other related items over the next 30 days. Ms. Cook continued the PowerPoint presentation highlighting the next steps in the April-May timeline in preparation for consideration in September.

Mr. Hipple asked the Board if there were any questions on today's presentation. He thanked Ms. Rosario and Ms. Cook. He noted Mr. Krapf, Planning Commission representative, was in attendance.

Mr. Krapf addressed the Board noting the eight members of the PCWG were very engaged in the process. He noted staff had done a very good presentation of the findings to date.

Mr. McGlennon asked if there was any area where a high level of consensus had not been noted. He asked if any areas had contention or disagreement as well as lively debate.

Mr. Krapf noted lively debate had taken place. He further noted the Future Land Use Map and land use applications was being reviewed currently. Mr. Krapf noted public input had shown strong support of preserving the community character as seen in the rural lands. He further noted working on those points, adding the public hearings in June would provide additional feedback.

Mr. Icenhour noted the amount of information in the packet. He further noted reviewing it within the next 30 days.

Mr. Krapf confirmed yes that it was a huge volume of material. He noted it was 30 days until the next meeting to allow time to review the packet. He further noted this was his third Comprehensive Plan since he had been a member of the Planning Commission.

Mr. Paul Holt, Director of Community Development and Planning, addressed the Board regarding the Future Land Use Map, land use applications, and policies. He noted those points would be packaged and presented to the Board at the April 27, 2021, Business Meeting. Mr. Holt further noted Ms. Cook's three-page memorandum was an excellent highlight of the 99-page packet before the Board. Mr. Holt noted to Mr. McGlennon's earlier question that the PCWG was working diligently to ensure fairness in advancing the County's vision to reflect the input received. He further noted that incorporation equaled the volume of the packet, adding the PCWG was ensuring the input was captured.

Mr. Krapf noted the team effort of staff, consultants, and the PCWG.

The Board thanked everyone.

D. BOARD DISCUSSIONS

None.

E. CONSENT CALENDAR

Mr. Hipple asked if any Board member had any item to pull.

Ms. Sadler asked to pull Item No. 5 for questions to Mr. Holt.

1. Minutes Adoption

A motion to Approve was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

The Minutes Approved for Adoption included the following meeting:

-January 30, 2021, Retreat Minutes

-February 9, 2021, Regular Meeting

-February 23, 2021, Business Meeting

-March 9, 2021, Regular Meeting

2. Contract Award - Replacement Fire Boat

A motion to Approve was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

3. Budget Appropriation of Pedestrian and Bicycle Accommodation Construction and Maintenance Funds - Rochambeau Solar Project - \$324,000

A motion to Approve was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

4. Budget Appropriation of Proffered Transportation Funds - \$11,902

A motion to Approve was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

5. 2021 Scattered Site Housing Rehabilitation - Community Development Block Grant Application

A motion to Approve was made by Sue Sadler, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

Ms. Sadler noted she had received some questions from citizens. She asked who identified the homes that were available for rehabilitation and if citizens filled out an application.

Mr. Holt noted the starting point was the County's waiting list. He further noted the list was comprised of citizens who had reached out the Housing Division, a part of the Department of Social Services, expressing a need. Mr. Holt noted the need was greater than the availability, but the waiting list was the starting point.

Ms. Sadler asked about the criteria regarding residents remaining in the homes for particular periods of time. She noted she thought a five-year term was required.

Mr. Holt noted for rehabilitated homes there was no requirement for the family to stay in the home. He further noted the County's investment in those properties was protected by a lien on the property for the local dollars. Mr. Holt noted each family was unique in their income coming in and expenses. He further noted part of the process involved Housing Division staff sitting with the families to do a detailed budget review of income history, current income, and expenses and determining a level they can give back. Mr. Holt noted the family's ability to pay was then translated into a lien on the property based on the local dollars invested in the property. He further noted each lien was different and the timeline to pay could vary also, adding if a family moved from the home then the lien was in place to protect the local investment.

Ms. Sadler asked Mr. Holt if any homes rehabilitated in James City County had been done more than once.

Mr. Holt noted the Housing Division has had a very successful history over the past 20 years or more, adding there may have been some properties that were re-reviewed.

Ms. Sadler noted another question she received asked about income qualifications and taxes on increased property value and insurance.

Mr. Holt noted those items were factored in during the detailed budget review. He further noted the specific family composition the Housing Division worked with, adding most were seniors, had a disability, and multi-generational.

Ms. Sadler noted a short-term fix versus a long-term solution and the taxpayer concern.

Mr. Holt noted part of the process was to ensure the repayment part and local property investment was set at a rate that did not create a cost burden. He further noted that equated to the household paying more than 30% of their monthly income to housing. Mr. Holt noted these grants were not home renovations and maintenance, adding these programs addressed structural issues and the dilapidation of the structure. He further noted rotten floor joists as an example, as well as non-functioning bathrooms or kitchens, and disconnected sewer pipes. Mr. Holt noted some of the funding would be used to address the most structural deficient homes. He further noted most of the families were earning at or below 50% of the area median income. Mr. Holt noted if the home was declared structurally unsafe, then the family would be homeless and seeking other forms of assistance from the Department of Social Services. Mr. Holt further noted it was necessary to ensure these families had safe and decent housing, adding these were scattered site housing and not concentrated within one area of the County.

Ms. Sadler thanked Mr. Holt for the information.

F. BOARD CONSIDERATION(S)

1. Contract Award - Administration of 457 (b) and 401 (a) Retirement Plans

A motion to Approve was made by James Icenhour Jr, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

Mr. Patrick Teague, Director of Human Resources, addressed the Board noting a Request for Proposal was solicited from qualified carriers/offerors to provide comprehensive, full-service management of the 457 (b) and 401 (a) retirement plans for eligible County employees. He noted eight firms responded and that the contract had an initial term of five years, with the option of one-year renewals after. Mr. Teague further noted staff's recommendation for approval of the resolution awarding a contract to Empower Retirement. He noted anticipated savings in both administrative and investment fees, which are currently charged to the employee's account. Mr. Teague further noted wider options of investment choices will also be available.

2. Clarification to Acceptance of Deed of Easement for 2822 Forge Road

A motion to Approve was made by Ruth Larson, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

Ms. Rosario addressed the Board noting the Board had adopted a resolution accepting an offer to amend an existing conservation easement on 2511 and 2611 Forge Road on June 11, 2019. She noted on September 10, 2019, the Board clarified and amended the resolution to allow for seven residences in exchange for the establishment of a conservation easement on 2822 Forge Road, also known as the Meadows Farm. Ms. Rosario further noted the specifics of the resolution and its draft language in reference to residential structures and their setback to 800 feet from Forge Road with limited agricultural structures as close as 400 feet. She noted the limited landscaping on the property. Ms. Rosario noted staff's recommendation that the Board adopt the resolution clarifying that two horse shelters of a maximum 875 square feet each may be established on the Meadows Farm. Ms. Rosario noted Mr. Hawley Smith, the applicant, was present for remarks.

Mr. Smith addressed the Board thanking them for their time and for staff's time and attention to this item, particularly Ms. Rosario and Mr. Kinsman.

Mr. Hipple noted the two horse structures and the distance from the road. He further noted he was protective of Forge Road and the fact the run-ins were matched to the area, its aesthetics, and how it served the community.

3. Virginia Land Conservation Foundation Grant-Grove

A motion to Approve was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

Ms. Carla Brittle, Centers Administrator of Parks and Recreation, addressed the Board adding that the memorandum and resolution before it was permission to seek a matching grant from the Virginia Land Conservation Foundation. She noted the 50:50 matching grant would assist with the acquisition of 7.75 acres of property in the Grove community for the creation of a community park to support identified citizen needs in the lower end of James City County. Ms. Brittle further noted if funding was awarded, the County would be required to include language in the recorded deed stating the property will be placed under the restrictions of the Open Space Land Act of Virginia and protection is in perpetuity. She noted staff recommended the Board's support.

G. BOARD REQUESTS AND DIRECTIVES

Ms. Sadler noted the County's Economic Development Office was recognized as a recipient of the Virginia Economic Developers Association's 2021 Community Economic Development Award. She further noted these awards recognized exceptional contributions of communities in the Commonwealth of Virginia for the following efforts: business retention and expansion; business recruitment; community development; and community involvement. Ms. Sadler noted James City County Office of Economic Development received the award in the 40,000-100,000 resident population category. She further noted the award was for business retention and community involvement efforts establishing a partnership with the Greater Williamsburg Partnership, the Williamsburg Community Foundation, and the Virginia 30 Day Fund to be the first locality partnership offering \$3,000 forgivable loans to James City County businesses. Ms. Sadler thanked her Board colleagues for the program's support with the allocation of funds, which assisted more than 125 small businesses in the County to retain their employees and keep their doors open for business. She also thanked staff for its diligent support of this initiative and for being the first locality to do so. She asked Mr. Stevens to present the award to Mr. Christopher Johnson, Director of Economic Development, and to relay the Board's thanks.

Mr. Icenhour noted his March 10, 2021 interview with WMBG radio. He further noted he and Mr. Hipple participated with the retaining wall working group on March 17, adding it was a very productive meeting. Mr. Icenhour noted staff was working on that information and a follow-up would be forthcoming to the Board. He further noted the restructuring of the Business Council on March 18. Mr. Icenhour noted the restructuring would eliminate the overarching Board from the Chamber of Commerce so if approved, the funding would go directly to the two agencies and not to the central coffer to be dispersed. He further noted if the restructuring occurred, it could possibly eliminate some overhead, and hopefully would be completed by the end of the fiscal year. Mr. Icenhour noted the Ironbound Road crosswalk and his constituents in the Meadows community, adding the number of children in the area. Mr. Icenhour shared a photograph of Cassity and her thank you for the crosswalk. He noted the Vietnam War Veterans Day would be on March 29, 2021, which was established in 2017 by federal legislation. He further noted it was established in commemoration of March 29, 1973, which was the date on which the military assistance in Vietnam was disbanded, the last combat troops left the country, and the last prisoners of war returned to the United States. Mr. Icenhour asked that people remember that day, noting 85,000 Vietnam War veterans are still in the United States, which equated to 31% of them.

Ms. Sadler asked if there would be an event at Veterans Park.

Mr. Icenhour noted no due to COVID-19, but he was hopeful for next year. He noted the logistics of planning since many people had not yet received vaccinations at the time of scheduling an event.

Ms. Larson thanked Mr. Carroll for his presentation and VDOT's work. She noted she had received numerous feedback on the upcoming traffic change to Route 5 and Centerville Road. She further noted she hoped people heard the modeling report and that this intersection would continue to be monitored. Ms. Larson noted a long-term solution involved a possible alignment of Centerville Road and Greensprings Road, a possible roundabout, but those were expensive projects and the funding was not available at this time. Ms. Larson noted that intersection was the number one thing people talked to her about, and while it had been quieter with school out and people working from home, people were beginning to be out traveling more with increased traffic. She further noted she hoped this change and the speed reduction would help the situation. Ms. Larson noted she could be reached by email or phone call. She further noted the difficulty with people crossing the road near McLean's Grocery in Toano that Ms. Sadler had referenced earlier and thanked her for noting it. Ms. Larson noted a recent Tourism

Council meeting and a virtual presentation from Mr. Roger Dow, President and Chief Executive Officer of the United States National Travel Association. She further noted Mr. Dow expressed optimism about traveling, particularly in 2022 as travel is beginning to pick up in 2021. Ms. Larson noted Mr. Dow's message was to stay optimistic, set goals for vaccination in your community, and to be in a place to accept visitors. She further noted James City County was accepting visitors now. Ms. Larson noted recent activity at the Outlet Mall with lots of people there. She further noted she was checking on hotel information to see if there was a business increase in hotel stays over the weekend. Ms. Larson noted Busch Gardens was hoping for less restrictions regarding attendance, while still following safety protocols.

Mr. Stevens noted the honorable Governor Ralph Northam had increased outside capacity to 100 people.

Ms. Sadler asked if Busch Gardens would require masks to be worn outdoors.

Ms. Larson noted Mr. Kevin Lembke, Park President of Busch Gardens Williamsburg and Water Country USA, had not commented on that point. She also noted her attendance with Ms. Sadler at a recent Virginia Peninsula Regional Jail meeting, where Ms. Larson noted she was recognized for her service there. Ms. Larson extended her condolences to Mr. Randy Wheeler, Poquoson City Manager, and the family of his Assistant City Manager who passed away from COVID-19. Ms. Larson noted during her supervisory certification classes, many boards had committees for budget and such. She further noted the retaining wall committee and she asked Mr. McGlennon if the County had ever had such committees. Ms. Larson noted the possibility for future committees. She further noted recent news items such as the Commonwealth of Virginia was home to over 108,000 women veterans, which is one of the largest in the country. Ms. Larson noted an article on meetings with regular citizen participation, which she added James City County has been doing all along, even during COVID-19 with alternate means.

Mr. McGlennon noted the vaccination clinic at the Colonial Williamsburg Visitor Center. He thanked the County's partners, Colonial Williamsburg Foundation, James City County Fire Chief Ryan Ashe and the workers. Mr. McGlennon noted the positive response to the clinic and the people involved there. He further noted thanks to the Department of Social Services, the Police Department, and Parks and Recreation for all their involvement with the Child Abuse Prevention Month. Mr. McGlennon noted an information packet that was available. He thanked Mr. Steve Rose from Eco Discovery Park for his contribution of voluntary citizen contributions to Parks and Recreation for the installation of exercise stations on the Greensprings Trail and the Capital Trail.

Ms. Larson noted the Board hoped to recognize Mr. Rose once the stations were installed.

Mr. McGlennon noted that would be great. He further noted discussion on the Scattered Site Housing Program and his role as the Board representative on that committee. He noted the impact the program was making in people's lives in addition to the County being recognized in a national online newsletter from Route 50 for its work in addressing affordable housing. Mr. McGlennon noted the Board's attendance at the joint meeting with the Williamsburg City Council and the Williamsburg-James City County School Board as well as attendance with Ms. Larson and Mr. Stevens at the School Liaison meeting. He further noted upcoming meetings with presentations and an opportunity for input from the Board. Mr. McGlennon noted he served as the Board representative on the Greater Peninsula Workforce Consortium, which is merging with the Hampton Roads Workforce Council to be one regional entity. He further noted the process was ongoing and drawing national attention to the improved efficiency and impact of the Workforce Council. Mr. McGlennon thanked the Police Department as he had requested it check in with area Asian-American owned businesses or

those which catered to Asian-Americans regarding safety during recent events in the country. He noted he wanted the clear message of James City County as a welcoming and inclusive community to be known to citizens and tourists. Mr. McGlennon noted the passing of a County employee, Ms. Nan Burcham, who worked as a Web and Publication Specialist for 16 years. He further noted she was valued for her caring spirit, her kindness, and always willing to share a smile. Mr. McGlennon noted during her tenure, Ms. Burcham had been responsible for assembling the Board packets at that time, proofreading and formatting those items. He further noted Ms. Burcham's ties to the County included her son, Kyle, who had interned with the Planning Department and worked with Mr. Kinsman on some legal issues. Mr. McGlennon noted Kyle went on to law school and was a practicing attorney in the area, adding Ms. Burcham's brother, Mr. Jeff Vellines, had been a County police officer. Mr. McGlennon noted Ms. Burcham was truly a part of the James City County family and he extended his condolences to her family.

Mr. Hipple thanked Ms. Sadler and Ms. Larson on the traffic issues they have been addressing. He noted the dedication of the Board on behalf of the community. He further noted the Hampton Roads Transportation Accountability Commission and Finance Committee meeting. Mr. Hipple noted the Hampton Roads Military and Federal Facilities Alliance (HRMFFA) meeting, adding he was the Chairman of that committee. He further noted the HRMFFA budget had gone out before those in the communities and cities to help better prepare for expenses. He noted some concern about the HRMFFA budget as a large cash revenue was carried. Mr. Hipple further noted trash pickup and the amount of litter and what the options were to reduce it in the County. He noted visitors want to see a clean area and drive down clean roads. Mr. Hipple noted the outstanding volunteer litter cleanup programs, but funding may need to be designated to assist with litter cleanups.

H. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Stevens noted the discussion on trash would be a good part of the budget discussion. He further noted the options of County staff or inmate resources or community service workers to supplement litter pickup. Mr. Stevens noted an update with nearly 2.9 million COVID-19 vaccinations administered in Virginia as of last week. He further noted initially Virginia received 100,000 doses per week and that number was now up to 500,000 doses per week as progress continues in that area. He noted for information on vaccines at larger retail pharmacies was available at <http://vaccinefinder.org/> and search by location. Mr. Stevens noted the Virginia Department of Health (VDH) announced some local health districts will begin moving into Phase 1c and that all health districts will likely move by mid-April. He further noted the Peninsula Health District, of which James City County was part of, was not in Phase 1c yet but mid-April was the targeted date. He noted people were still encouraged to register on the VDH website or to call 877-829-4682. Mr. Stevens noted the statistics for vaccines in the County, adding the Visitor Center clinic was working well with over 11,500 doses delivered since opening. He further noted Phase 1b, 65 and older, was the current phase for the County with a partnership with Sentara Hospital upcoming in the next few weeks to open vaccines for some of the underserved communities. Mr. Stevens noted the regional coordination to create Operation Vaccinate the Peninsula. He further noted some restrictions were lessened under Governor Northam's updated policy, adding the continuation of handwashing, social distancing, and wearing masks was still needed. Mr. Stevens noted some staffing updates included filling the Chief of Police position with an internal process with the possibility of June for the position to be filled. Mr. Stevens noted some temporary changes to broaden individual experience and strengthen the organization with swapping members of the executive leadership team's roles. He further noted Mr. Jason Purse, Assistant County Administrator, is temporarily assigned as the Interim Parks and Recreation Director with Mr. John Carnifax, Parks and Recreation Director, becoming the Interim Assistant County Administrator. He noted this temporary assignment goes until August 2021. Mr. Stevens noted

his proposed Fiscal Year (FY) 2022 budget would be released on Friday, March 26, with a public meeting scheduled for March 30, 2021 at 2 p.m. in the Boardroom of Building F at the County Government Complex. He further noted limited in-person attendance, similar to current Board meeting criteria, as well as online options and viewing on Channels 48 and 1048. Mr. Stevens noted a budget public hearing scheduled for the April 13, 2021, Board meeting and discussion at the April 27 Business meeting with adoption of the FY22 budget slated for May 11.

Mr. Icenhour asked if Board members wanted to attend the public meeting to listen and observe, and would a formal meeting need to be announced if three Board members were present.

Mr. Stevens noted that could be handled with Mr. Kinsman and Ms. Teresa Fellows, Deputy Clerk to the Board of Supervisors.

Mr. Icenhour asked if the ability to listen would be available.

Mr. Stevens noted the ability would be addressed if Board members chose to do that.

I. CLOSED SESSION

A motion to Enter a Closed Session was made by Ruth Larson, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

At approximately 3:54 p.m., the Board entered Closed Session.

At approximately 4:09 p.m., the Board re-entered Open Session.

A motion to Certify the Board only spoke about those items indicated that it would speak about in Closed Session was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

1. The consideration of the acquisition of a purchase of development rights easements on property along Cranstons Mill Pond Road, pursuant to Section 2.2-3711 (A)(3) of the Code of Virginia

J. ADJOURNMENT

1. Adjourn until 5 pm on April 13, 2021 for the Regular Meeting

A motion to Adjourn was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Sadler

At approximately 4:09 p.m., Mr. Hipple adjourned the Board of Supervisors.

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Chesapeake Bay Preservation Ordinance Violation at 210 Red Oak Landing

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Resolution	Resolution
☐	Notice of Violation, August 21, 2020	Backup Material
☐	Location Map	Backup Material
☐	Consent Agreement, Civil Charge	Backup Material
☐	Restoration Agreement	Backup Material
☐	1999 Civil Charge Policy	Backup Material
☐	Civil Charge Matrix	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Engineering & Resource Protection	Small, Toni	Approved	4/8/2021 - 11:22 AM
Development Management	Holt, Paul	Approved	4/12/2021 - 11:56 AM
Publication Management	Daniel, Martha	Approved	4/12/2021 - 12:08 PM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 4:44 PM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:16 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:14 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:28 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Michael D. Woolson, Section Chief - Resource Protection
Elizabeth Parman, Assistant County Attorney

SUBJECT: Chesapeake Bay Preservation Ordinance Violation - Civil Charge Clinton Morgeson and Meagan Thomas, 210 Red Oak Landing

Attached is a resolution for consideration by the Board of Supervisors involving a violation of the County's Chesapeake Bay Preservation Ordinance at 210 Red Oak Landing, further identified as James City County Real Estate Tax Parcel No. 4730100032. The case involved the clearing of vegetation within a defined Chesapeake Bay Preservation Area on this parcel. This work was done without obtaining an approved plan of development, erosion and sediment control plan, land disturbing permit, building permit and/or Chesapeake Bay exception. Total disturbance within the Resource Protection Area was approximately 0.1 acre.

On or about August 1, 2020, County staff received a report of unauthorized activity at the subject parcel. County staff visited the site on August 18, 2020, and observed vegetation removal within portions of the property. Following the site visit, staff performed research on the parcel using County records and Geographic Information System (GIS) mapping. Subsequently, County staff sent a Notice of Violation (NOV) to the parcel owners on August 21, 2020.

In accordance with provisions of the Ordinance, the owner and County mutually came to terms to resolve and settle the violation through the County's civil charge process. The owner voluntarily signed a Consent Agreement and entered into a Chesapeake Bay Restoration Agreement with the County on March 12, 2021, and prepared a Chesapeake Bay Restoration Plan to restore impacted property. The restoration plan was submitted and approved on March 3, 2021. As part of the Chesapeake Bay Restoration Agreement, the owner is required to post a performance surety to guarantee implementation of the approved restoration plan and work must be completed by September 30, 2021.

The resolution and attachments present additional specific details of the violation. Under the provisions of the Ordinance, the Board may accept civil charges for each violation of up to \$10,000. The owner has agreed to the recommended civil charge of \$500 for violation of Section 23-10 of the County's Chesapeake Bay Preservation Ordinance.

The Chesapeake Bay Ordinance Civil Penalty Procedures Policy, endorsed by the Board in August 1999, was used by staff as guidance in determining the civil charge amount. The Policy considers the degree of water quality impact and the degree of noncompliance involved in the case. In this particular case, the owner has been cooperative with staff throughout the settlement process. The civil charge amount was determined using the Civil Penalty Procedures Policy's civil charge determination matrix.

Staff recommends adoption of the attached resolution, establishing the civil charges for the Chesapeake Bay Ordinance violation presented.

Chesapeake Bay Preservation Ordinance Violation - Civil Charge Clinton Morgeson and Meagan Thomas,
210 Red Oak Landing
April 27, 2021
Page 2

Attachments:

1. Resolution
2. Notice of Violation, PIN 4730100032
3. Location Map
4. Consent Agreement
5. Restoration Agreement
6. 1999 Civil Charge Policy
7. Civil Charge Matrix

RESOLUTION

CHESAPEAKE BAY PRESERVATION ORDINANCE VIOLATION - CIVIL CHARGE -

CLINTON MORGESON AND MEAGAN THOMAS, 210 RED OAK LANDING

WHEREAS, Clinton Morgeson and Meagan Thomas are the owners of a certain parcel of land commonly known as 210 Red Oak Landing, Williamsburg, Virginia, designated as Parcel No. 4730100032 within the James City County Real Estate Tax Map system ("Property"); and

WHEREAS, on or about August 1, 2020, Clinton Morgeson and Meagan Thomas caused clearing within a defined Chesapeake Bay Preservation Area (CBPA) on the Property without prior approval of a plan of development, erosion and sediment control plan, land disturbing permit and/or Chesapeake Bay exception; and caused impact to a CBPA; and

WHEREAS, Clinton Morgeson and Meagan Thomas have executed a Consent Agreement and a Chesapeake Bay Restoration Agreement with the County agreeing to implement, in a timely manner, stabilization plantings in accordance with an approved Chesapeake Bay Restoration Plan in order to remedy a violation of the County's Chesapeake Bay Preservation Ordinance. The owners have posted sufficient surety guaranteeing plantings in accordance with the approved restoration plan to restore CBPA on the Property; and

WHEREAS, Clinton Morgeson and Meagan Thomas have agreed to pay a total of \$500 to the County as a civil charge under the County's Chesapeake Bay Preservation Ordinance; and

WHEREAS, the James City County Board of Supervisors is willing to accept the restoration of the impacted CBPA and the civil charge in full settlement of the Chesapeake Bay Preservation Ordinance violation, in accordance with Section 23-18 of the Code of the County of James City.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes and directs the County Administrator to accept the \$500 civil charge from Clinton Morgeson and Meagan Thomas as full settlement of the Chesapeake Bay Preservation Ordinance violations at the Property occurring on or about August 1, 2020.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of April, 2021.



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

NOTICE OF VIOLATION
of James City County's Environmental Regulations

August 21, 2020

Clinton Morgeson
210 Red Oak Landing
Williamsburg, Virginia 23185

Re: Resource Protection Area, 210 Red Oak Landing
SRP-20-0012

To Whom It May Concern:

On August 18, 2020, representatives of the James City County Stormwater and Resource Protection Division investigated a complaint of unauthorized vegetation removal that has occurred in the resource protection area (RPA) at 210 Red Oak Landing. There is no active exception request on file in our office for the clearing that has taken place on this property within the RPA. Section 23-7 of the James City County Chesapeake Bay Preservation Ordinance (CBPO), which regulates activities within the RPA, prohibits removal of vegetation without approval from the Stormwater and Resource Protection Division. Therefore, the activity is a violation of the CBPO, subject to a Civil Penalty of up to \$5,000.00 for each day of the violation or a Civil Charge of up to \$10,000.

Please be advised that this is an official notification that the vegetation removal within the limits of the RPA buffer is a CBPO violation. In order to rectify this violation, please contact our office at your earliest convenience to arrange for a meeting with representatives of the Stormwater and Resource Protection Division staff to discuss restoring the RPA buffer by entering into a Chesapeake Bay Restoration Agreement.

Per Section 23-17 of the Chesapeake Bay Preservation Ordinance, the “owner of property subject to an administrative decision, order or requirement under this chapter may appeal by submitting a written application for review to the board no later than 30 days from the rendering of such decision, order or requirement. The board shall hear the appeal as soon as practical after receipt of the application.” The Board that this section refers to is the Chesapeake Bay Board.

Please contact our office at 757-253-6823 to discuss this matter within the next 30 days. After 30 days from the date of this letter, the matter is no longer appealable to the Chesapeake Bay Board.

Sincerely,

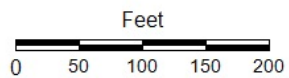
Michael Woolson

Michael Woolson
Senior Watershed Planner
Stormwater and Resource Protection Division



Legend

- Parcels
- Street Names



Title: Location Map of Violation at 210 Red Oak Landing

Date: 4/7/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.



Chesapeake Bay Preservation Civil Charge Consent Agreement

THIS AGREEMENT, made on this 11th day of March, 2021, by and between Clinton Morgeson and Meagan Thomas, residing at 210 Red Oak Landing Road, ("OWNER") and the COUNTY OF JAMES CITY, VIRGINIA, ("COUNTY").

WHEREAS, the Owner of that certain parcel of land known and identified as 210 Red Oak Landing Road, Parcel Identification Number 4730100032, has violated or has caused a violation of the James City County Chesapeake Bay Preservation Ordinance, Chapter 23 of the County Code (the "Ordinance"), by removing trees and understory vegetation on that aforementioned parcel.

NOW, THEREFORE, to resolve this violation the parties hereto agree as follows:

1. The Owner hereby agrees to provide for the payment of a civil charge in the amount of five hundred dollars (\$500), for the violation of the Ordinance described above.
2. In consideration of the Owner's payment of the civil charge, the County agrees to accept the civil charge as the final resolution of this violation and in consideration of this executed agreement the County will not prosecute the Owner under the civil penalty provision provided for within the Ordinance.

Once the consent agreement is executed, the County will proceed with processing the civil charge in accordance with the provisions of Section 23-18(b) of the Chesapeake Bay Preservation Ordinance. This includes scheduling the case on the consent calendar at an upcoming Board of Supervisor regular meeting.

OWNER:

Clinton Morgeson
Meagan Thomas

COUNTY OF JAMES CITY, VIRGINIA

By:

Robert Wake

Approved as to form:

[Signature]

County Attorney



Chesapeake Bay Restoration Agreement

THIS AGREEMENT by and between Clinton Morgeson and Meagan Thomas, residing at 210 Red Oak Landing Road (the "Owner"), and the County of James City, Virginia, a political subdivision of the Commonwealth of Virginia (the "County").

WHEREAS, the Owner is (are) the owner(s) of a certain tract of land located at 210 Red Oak Landing Road, (the "Property") located in the County; and

WHEREAS, restoration of vegetation within portions of the Property is the responsibility of the Owner and required by the County as shown on a plan designated as 210 Red Oak Landing Road Replanting Plan, dated March 3, 2021, and prepared by Owner or Designer; and

WHEREAS, the Owner has posted sufficient bond, letter of credit, certified or cashier's check, or escrow fund (collectively the "Security Instrument"), pursuant to existing ordinances, approved as to form by the County Attorney, and with surety satisfactory to the County in the amount of two hundred fifty dollars (\$250) guaranteeing the installation of the aforementioned improvements before September 30, 2021.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that for and in consideration of the premises and the covenants and agreements herein contained, the parties agree as follows:

1. The Owner does covenant and agree that it will, without cost to the County on or before September 30, 2021, construct to the approval of the County all physical improvements as required by the Chesapeake Bay Preservation Ordinance of the County, or shown on the development plans approved by the County. If, in the sole judgment of the County, circumstances beyond the control of the Owner prevent the Owner from completing the improvements in the time set forth herein, then the County may, at its sole discretion, grant an extension of time for completion of said improvements and in such instance the County shall require an amended Security Instrument approved as to form by the County Attorney, and with surety satisfactory to the County in an amount to guarantee the installation of the aforementioned improvements.


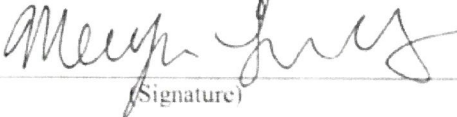
2. It is mutually understood and agreed that in the event the Owner fails to properly complete the physical improvements provided hereinabove, the County may complete, or cause to have completed, the same and render a bill therefore to the Owner who shall be liable to the County for all proper costs so incurred by the County, or the County may draw the amount necessary from the surety to complete or cause to have completed the same. The Owner hereby grants the County, its agents and contractor, access to the property to install any improvements required under this Agreement.

3. In the event the County calls, collects, or otherwise draws on the Security Instrument pledged under this Agreement, the Owner agrees to either pay, or have the County use the proceeds of the draw to pay a reasonable administrative fee of \$35.00, plus any costs actually incurred by the County in drawing on the Security Instrument. The charge for an administrative fee plus costs shall apply regardless of whether the County later accepts a renewal or amendment of the Security Instrument.

4. It is mutually understood and agreed that this Agreement does not relieve the Owner of any responsibilities or requirements placed upon them by the various ordinances of the County applicable to such development of the property, and the development of the Property will be done in strict accordance with such ordinances.

5. It is mutually understood and agreed that if the Owner shall faithfully execute each and all requirements of the Chesapeake Bay Preservation Ordinance and the provisions of this Agreement, and shall indemnify, protect, and save harmless the County from all loss, damage, expense, or cost by reason of any claim, suit, or action instituted against the County or its agents or employees thereof, on account of, or in consequence of any breach on the part of the Owner, then the Security Instrument shall be released by the County to the Owner.

IN WITNESS WHEREOF, the parties hereto, being first duly authorized, have affixed their signatures on the date first above written.

ATTEST: 

(Signature)

Owner: Clinton Morgeson
Meagan Thomas
(Print Name & Title)

By: _____
(Signature)

Approved as to form:

COUNTY OF JAMES CITY, VIRGINIA


County Attorney

By: 
County Agent

DATE: March 12, 2021

Chesapeake Bay Preservation Ordinance Civil Penalty Procedures
(As adopted by the Board of Supervisors - August 19, 1999)

Principle

All violations of the Ordinance will be prosecuted to obtain an acceptable remedy. All RPAs and associated buffers that are disturbed without an exception or waiver granted in accordance with the provisions of the Ordinance will be restored on a 2:1 replacement basis.

Process

The process will be to document the violation with a Notice Of Violation that states the conditions necessary to bring their site into compliance with the Ordinance. If there is a failure to follow the terms stipulated in the Notice, the County will file suit to take the violator to court where civil penalties of up to \$5000 per day can be assessed. However, if the violator cooperates with all provisions of the Notice and remedies the violation, we will not file suit. An exception would be if we can determine that the violation was intentional as would be the case if we had prior contact with the violator regarding the matter of the RPA restrictions.

Penalty

In order to serve as a deterrent, even in the event of a cooperative restoration settlement, civil charges will be sought. Under current state law, the Board of Supervisors must approve all civil charges. The amount of the civil charge recommended will be dependent on the violation's impact on water quality and the degree of non-compliance. Violations that are more severe and will take longer to be restored to an acceptable condition will have larger charges recommended by staff. Violations comprising less than 100 square feet of disturbance or the removal of no more than three trees will not have a civil charge recommended unless there have been prior violations by the violator. The maximum civil charge is \$10,000 per violation.

The following table presents a matrix that will guide staff recommendations on the establishment of a civil charge for a specific violation. The amounts presented are not absolute and are intended to be a guide. Each violation will have several unique characteristics that will require the exercise of judgment in arriving at a civil charge. Charges in each case could vary by up to 100% depending on the specific circumstances involved.

<u>Civil Charge Determination</u>				
Water Quality Impact	Significant	\$5000	\$7500	\$10,000
	Moderate	\$1500	\$3000	\$4500
	Minor	\$500	\$1000	\$1500
		Minor	Moderate	Major
Degree of Non-Compliance				

Civil Charge Determination

Water Quality Impact	Significant	\$5,000	\$7,500	\$10,000
	Moderate	\$1,500	\$3,000	\$ 4,500
	Minor	\$500	\$1,000	\$ 1,500

Minor Moderate Major

Degree of Non-Compliance

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Michael Woolson, Senior Watershed Planner

SUBJECT: Chesapeake Bay Preservation Ordinance Violation - 5023 Fenton Mill Road

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Resolution	Resolution
☐	Notice of Violation, January 29, 2021	Backup Material
☐	Location Map	Backup Material
☐	Consent Agreement, Civil Charge	Backup Material
☐	Restoration Agreement	Backup Material
☐	1999 Civil Charge Policy	Backup Material
☐	Civil Charge Matrix	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Engineering & Resource Protection	Small, Toni	Approved	4/8/2021 - 11:22 AM
Development Management	Holt, Paul	Approved	4/12/2021 - 11:55 AM
Publication Management	Daniel, Martha	Approved	4/12/2021 - 12:02 PM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 4:44 PM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:16 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:12 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:28 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Michael D. Woolson, Section Chief - Resource Protection
Elizabeth Parman, Assistant County Attorney

SUBJECT: Chesapeake Bay Preservation Ordinance Violation - Civil Charge - Laura Schacht, 5023 Fenton Mill Road

Attached is a resolution for consideration by the Board of Supervisors involving a violation of the County's Chesapeake Bay Preservation Ordinance at 5023 Fenton Mill Road, further identified as James City County Real Estate Tax Parcel No. 2420200001. The case involved the clearing of vegetation within a defined Chesapeake Bay Preservation Area on this parcel. This work was done without obtaining an approved plan of development, erosion and sediment control plan, land disturbing permit, building permit and/or Chesapeake Bay exception. Total disturbance within the Resource Protection Area was approximately 0.1 acre.

On or about December 1, 2020, County staff received a report of unauthorized activity at the subject parcel. County staff visited near the site on December 8, 2020, and observed vegetation removal within portions of the property. Following the site visit, staff performed research on the parcel using County records and Geographic Information System mapping. Subsequently, County staff sent a Notice of Violation (NOV) to the parcel owner on January 29, 2021. Staff then met with the parcel owner at the County Government Complex on February 12, 2021, to discuss the NOV.

In accordance with provisions of the Ordinance, the owner and County mutually came to terms to resolve and settle the violation through the County's civil charge process. The owner voluntarily signed a Consent Agreement and entered into a Chesapeake Bay Restoration Agreement with the County on March 15, 2021, and prepared a Chesapeake Bay Restoration Plan to restore impacted property. The restoration plan was submitted and approved on March 9, 2021. As part of the Chesapeake Bay Restoration Agreement, the owner is required to post a performance surety to guarantee implementation of the approved restoration plan and work must be completed by September 30, 2021.

The resolution and attachments present additional specific details of the violation. Under the provisions of the Ordinance, the Board may accept civil charges for each violation of up to \$10,000. The owner has agreed to the recommended civil charge of \$750 for violation of Section 23-10 of the County's Chesapeake Bay Preservation Ordinance.

The Chesapeake Bay Ordinance Civil Penalty Procedures Policy, endorsed by the Board in August 1999, was used by staff as guidance in determining the civil charge amount. The Policy considers the degree of water quality impact and the degree of noncompliance involved in the case. In this particular case, the owner has been cooperative with staff throughout the settlement process. The civil charge amount using the Civil Penalty Procedures Policy's civil charge matrix based on a minor water quality impact and a moderate degree of non-compliance usually equals \$1,000. However, the *degree of non-compliance* was further modified due to the unintentional nature of the violation and that it has been cooperatively restored, thus reducing the amount to \$750.

Staff recommends adoption of the attached resolution, establishing the civil charges for the Chesapeake Bay Ordinance violation presented.

MDW/EP/md
CBPOViol-5023FentMill-mem

Attachments:

1. Resolution
2. Notice of Violation, PIN 2420200001
3. Location Map
4. Consent Agreement
5. Restoration Agreement
6. 1999 Civil Charge Policy
7. Civil Charge Matrix

RESOLUTION

CHESAPEAKE BAY PRESERVATION ORDINANCE VIOLATION - CIVIL CHARGE -

LAURA SCHACHT, 5023 FENTON MILL ROAD

WHEREAS, Laura Schacht is the owner of a certain parcel of land commonly known as 5023 Fenton Mill Road, Williamsburg, Virginia, designated as Parcel No. 2420200001 within the James City County Real Estate Tax Map system ("Property"); and

WHEREAS, on or about December 1, 2020, Laura Schacht caused clearing within a defined Chesapeake Bay Preservation Area (CBPA) on the Property without prior approval of a plan of development, erosion and sediment control plan, land disturbing permit and/or Chesapeake Bay exception; and caused impact to a CBPA; and

WHEREAS, Laura Schacht has executed a Consent Agreement and a Chesapeake Bay Restoration Agreement with the County agreeing to implement, in a timely manner, stabilization plantings in accordance with an approved Chesapeake Bay Restoration Plan in order to remedy a violation of the County's Chesapeake Bay Preservation Ordinance. The owner has posted sufficient surety guaranteeing plantings in accordance with the approved restoration plan to restore CBPA on the Property; and

WHEREAS, Laura Schacht has agreed to pay a total of \$750 to the County as a civil charge under the County's Chesapeake Bay Preservation Ordinance; and

WHEREAS, the James City County Board of Supervisors is willing to accept the restoration of the impacted CBPA and the civil charge in full settlement of the Chesapeake Bay Preservation Ordinance violation, in accordance with Section 23-18 of the Code of the County of James City.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes and directs the County Administrator to accept the \$750 civil charge from Laura Schacht as full settlement of the Chesapeake Bay Preservation Ordinance violations at the Property occurring on or about December 1, 2020.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
MCGLENNON	_____	_____	_____
LARSON	_____	_____	_____
HIPPLE	_____	_____	_____
ICENHOUR	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of April, 2021.



General Services
107 Tewning Road
Williamsburg, VA 23188
P: 757-259-4080
General.Services@jamescitycountyva.gov
jamescitycountyva.gov

Capital Projects
107 Tewning Road
Williamsburg, VA 23188
757-259-4080

Fleet
103 Tewning Road
Williamsburg, VA 23188
757-259-4122

**Stormwater and
Resource Protection**
101-E Mounts Bay Road
Williamsburg, VA 23185
757-253-6670

Facilities & Grounds
113 Tewning Road
Williamsburg, VA 23188
757-259-4080

Solid Waste
1204 Jolly Pond Road
Williamsburg, VA 23188
757-565-0971

NOTICE OF VIOLATION
of James City County's Environmental Regulations

January 29, 2021

Laura Schacht
5023 Fenton Mill Rd
Williamsburg, Virginia 23188

Re: Resource Protection Area, 5023 Fenton Mill Road
SRP-20-0016

To Whom It May Concern:

On December 8, 2020, representatives of the James City County Stormwater and Resource Protection Division investigated a complaint of unauthorized vegetation removal that has occurred in the resource protection area (RPA) at 5023 Fenton Mill Rd. There is no active exception request on file in our office for the clearing that has taken place on this property within the RPA. Section 23-7 of the James City County Chesapeake Bay Preservation Ordinance (CBPO), which regulates activities within the RPA, prohibits removal of vegetation without approval from the Stormwater and Resource Protection Division. Therefore, the activity is a violation of the CBPO, subject to a Civil Penalty of up to \$5,000.00 for each day of the violation or a Civil Charge of up to \$10,000.

Please be advised that this is an official notification that the vegetation removal within the limits of the RPA buffer is a CBPO violation. In order to rectify this violation, please contact our office at your earliest convenience to arrange for a meeting with representatives of the Stormwater and Resource Protection Division staff to discuss restoring the RPA buffer by entering into a Chesapeake Bay Restoration Agreement.

Per Section 23-17 of the Chesapeake Bay Preservation Ordinance, the "owner of property subject to an administrative decision, order or requirement under this chapter may appeal by submitting a written application for review to the board no later than 30 days from the rendering of such decision, order or requirement. The board shall hear the appeal as soon as practical after receipt of the application." The Board that this section refers to is the Chesapeake Bay Board.

Please contact our office at 757-253-6823 to discuss this matter within the next 30 days. After 30 days from the date of this letter, the matter is no longer appealable to the Chesapeake Bay Board.

Sincerely,

Michael Woolson

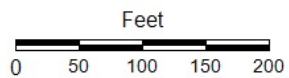
Michael Woolson
Senior Watershed Planner
Stormwater and Resource Protection Division

cc: Toni Small, Stormwater and Resource Protection Division Director, via email
Liz Parman, Assistant County Attorney, via email
Paul Holt, Community Development Director, via email
Christy Parrish, Zoning Administrator, via email



Legend

- Parcels
- Street Names



Title: Location Map of Violation at 5023 Fenton Mill Road

Date: 4/7/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.



Chesapeake Bay Preservation Civil Charge Consent Agreement

THIS AGREEMENT, made on this 15th day of March, 2021, by and between Laura Schacht, residing at 5023 Fenton Mill Road, ("OWNER") and the COUNTY OF JAMES CITY, VIRGINIA, ("COUNTY").

WHEREAS, the Owner of that certain parcel of land known and identified as 5023 Fenton Mill Road, Parcel Identification Number 2420200001, has violated or has caused a violation of the James City County Chesapeake Bay Preservation Ordinance, Chapter 23 of the County Code, by removing trees and understory vegetation on that aforementioned parcel.

NOW, THEREFORE, to resolve this violation the parties hereto agree as follows:

1. The Owner hereby agrees to provide for the payment of a civil charge in the amount of \$750 (Seven hundred fifty dollars), for the violation of the ordinance described above.
2. In consideration of the Owner's payment of the civil charge, the County agrees to accept the civil charge as the final resolution of this violation and in consideration of this executed agreement the County will not prosecute the Owner under the civil penalty provision provided for within the ordinance.

Once the consent agreement is executed, the County will proceed with processing the civil charge in accordance with the provisions of Section 23-18(b) of the Chesapeake Bay Preservation ordinance. This includes scheduling the case on the consent calendar at an upcoming Board of Supervisor regular meeting.

OWNER:

Laura Schacht

COUNTY OF JAMES CITY, VIRGINIA

By: [Signature]

Approved as to form:

[Signature]

County Attorney



Chesapeake Bay Restoration Agreement

THIS AGREEMENT by and between Laura Schacht, residing at 5023 Fenton Mill Road (the “Owner”), and the County of James City, Virginia, a political subdivision of the Commonwealth of Virginia (the “County”).

WHEREAS, the Owner is (are) the owner(s) of a certain tract of land located at 5023 Fenton Mill Road, (the “Property”) located in the County; and

WHEREAS, restoration of vegetation within portions of the Property is the responsibility of the Owner and required by the County as shown on a plan designated as 5023 Fenton Mill Road Replanting Plan, dated March 9, 2021, and prepared by Owner or Designer; and

WHEREAS, the Owner has posted sufficient bond, letter of credit, certified or cashier’s check, or escrow fund (collectively the “Security Instrument”), pursuant to existing ordinances, approved as to form by the County Attorney, and with surety satisfactory to the County in the amount of five hundred dollars(\$500) guaranteeing the installation of the aforementioned improvements before September 30, 2021.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that for and in consideration of the premises and the covenants and agreements herein contained, the parties agree as follows:

1. The Owner does covenant and agree that it will, without cost to the County on or before September 30, 2021, construct to the approval of the County all physical improvements as required by the Chesapeake Bay Preservation Ordinance of the County, or shown on the development plans approved by the County. If, in the sole judgment of the County, circumstances beyond the control of the Owner prevent the Owner from completing the improvements in the time set forth herein, then the County may, at its sole discretion, grant an extension of time for completion of said improvements and in such instance the County shall require an amended Security Instrument approved as to form by the County Attorney, and with surety satisfactory to the County in an amount to guarantee the installation of the aforementioned improvements.

2. It is mutually understood and agreed that in the event the Owner fails to properly complete the physical improvements provided hereinabove, the County may complete, or cause to have completed, the same and render a bill therefore to the Owner who shall be liable to the County for all proper costs so incurred by the County, or the County may draw the amount necessary from the surety to complete or cause to have completed the same. The Owner hereby grants the County, its agents and contractor, access to the property to install any improvements required under this Agreement.

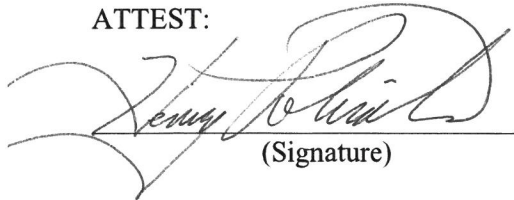
3. In the event the County calls, collects, or otherwise draws on the Security Instrument pledged under this Agreement, the Owner agrees to either pay, or have the County use the proceeds of the draw to pay a reasonable administrative fee of \$35.00, plus any costs actually incurred by the County in drawing on the Security Instrument. The charge for an administrative fee plus costs shall apply regardless of whether the County later accepts a renewal or amendment of the Security Instrument.

4. It is mutually understood and agreed that this Agreement does not relieve the Owner of any responsibilities or requirements placed upon them by the various ordinances of the County applicable to such development of the property, and the development of the Property will be done in strict accordance with such ordinances.

5. It is mutually understood and agreed that if the Owner shall faithfully execute each and all requirements of the Chesapeake Bay Preservation Ordinance and the provisions of this Agreement, and shall indemnify, protect, and save harmless the County from all loss, damage, expense, or cost by reason of any claim, suit, or action instituted against the County or its agents or employees thereof, on account of, or in consequence of any breach on the part of the Owner, then the Security Instrument shall be released by the County to the Owner.

IN WITNESS WHEREOF, the parties hereto, being first duly authorized, have affixed their signatures on the date first above written.

ATTEST:



(Signature)

Owner: Laura Schacht
(Print Name & Title)

By: Laura Schacht
(Signature)

Approved as to form:

COUNTY OF JAMES CITY, VIRGINIA


County Attorney

By: 
County Agent

DATE: 3/15/2021

Chesapeake Bay Preservation Ordinance Civil Penalty Procedures
(As adopted by the Board of Supervisors - August 19, 1999)

Principle

All violations of the Ordinance will be prosecuted to obtain an acceptable remedy. All RPAs and associated buffers that are disturbed without an exception or waiver granted in accordance with the provisions of the Ordinance will be restored on a 2:1 replacement basis.

Process

The process will be to document the violation with a Notice Of Violation that states the conditions necessary to bring their site into compliance with the Ordinance. If there is a failure to follow the terms stipulated in the Notice, the County will file suit to take the violator to court where civil penalties of up to \$5000 per day can be assessed. However, if the violator cooperates with all provisions of the Notice and remedies the violation, we will not file suit. An exception would be if we can determine that the violation was intentional as would be the case if we had prior contact with the violator regarding the matter of the RPA restrictions.

Penalty

In order to serve as a deterrent, even in the event of a cooperative restoration settlement, civil charges will be sought. Under current state law, the Board of Supervisors must approve all civil charges. The amount of the civil charge recommended will be dependent on the violation's impact on water quality and the degree of non-compliance. Violations that are more severe and will take longer to be restored to an acceptable condition will have larger charges recommended by staff. Violations comprising less than 100 square feet of disturbance or the removal of no more than three trees will not have a civil charge recommended unless there have been prior violations by the violator. The maximum civil charge is \$10,000 per violation.

The following table presents a matrix that will guide staff recommendations on the establishment of a civil charge for a specific violation. The amounts presented are not absolute and are intended to be a guide. Each violation will have several unique characteristics that will require the exercise of judgment in arriving at a civil charge. Charges in each case could vary by up to 100% depending on the specific circumstances involved.

<u>Civil Charge Determination</u>				
Water Quality Impact	Significant	\$5000	\$7500	\$10,000
	Moderate	\$1500	\$3000	\$4500
	Minor	\$500	\$1000	\$1500
		Minor	Moderate	Major
Degree of Non-Compliance				

Civil Charge Determination

Water Quality Impact	Significant	\$5,000	\$7,500	\$10,000
	Moderate	\$1,500	\$3,000	\$ 4,500
	Minor	\$500	\$1,000	\$ 1,500

Minor Moderate Major

Degree of Non-Compliance

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Mark Abbott, Operations Project Coordinator, General Services

SUBJECT: Contract Award - Building F Data Center and Audio/Visual Room HVAC Replacement
- \$288,418

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Capital Projects	Abbott, Mark	Approved	4/12/2021 - 10:47 AM
General Services	Boone, Grace	Approved	4/12/2021 - 10:51 AM
Publication Management	Daniel, Martha	Approved	4/12/2021 - 10:56 AM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 11:02 AM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:16 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:14 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:28 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Mark Abbott, Operations Project Coordinator, General Services

SUBJECT: Contract Award - Building F Data Center and Audio/Visual Room HVAC Replacement - \$288,418

The Data Center and Audio/Visual (A/V) room upgrade includes the removal of the current units that are antiquated and replacement with smaller, more efficient units. The existing HVAC building management system is obsolete and will be updated to the current Trane SC+ platform.

General Services, in consultation with the Purchasing Office, determined that Damuth Trane's proposal to replace and install the new systems at a proposed cost of \$288,418 is reasonable in comparison to other current County HVAC replacements and current construction cost indices.

Staff recommends approval of the attached resolution authorizing the contract award of installation services from Damuth Trane in the amount of \$288,418 for the Building F Data Center and A/V Room HVAC.

MA/md
CA-BdgFHVACRpl-mem

Attachment

RESOLUTION

CONTRACT AWARD - BUILDING F DATA CENTER AND AUDIO/VISUAL ROOM

HVAC REPLACEMENT - \$288,418

- WHEREAS, the James City County Department of General Services is standardizing HVAC building controls and equipment in County facilities to promote operational efficiency and safety; and
- WHEREAS, the Building F Data Center and Audio/Visual (A/V) Room HVAC controls and equipment will be replaced; and
- WHEREAS, it has been determined by General Services, in consultation with the Purchasing Office, that under the contract for HVAC Equipment, Installation, Service, Controls and Related Products, that Damuth Trane will install the HVAC controls and equipment required; and
- WHEREAS, Damuth Trane submitted a proposal to perform the required services, the proposed rates have been determined to be reasonable and adequate funds are available in the Capital Improvements budget.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the contract award in the amount of \$288,418 to Damuth Trane and Trane Corporate for the Building F Data Center and A/V Room controls and equipment.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of April, 2021.

CA-BdgFHVACRpl-res

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Social Services Director

SUBJECT: Seventh Amended Charter Agreement of the Hampton Roads Workforce Council

ATTACHMENTS:

	Description	Type
☐	Cover Memo	Cover Memo
☐	Seventh Amended Charter Agreement of the Hampton Roads Workforce Council	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Social Services	Vinroot, Rebecca	Approved	4/7/2021 - 10:45 AM
Publication Management	Daniel, Martha	Approved	4/8/2021 - 1:51 PM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 7:45 AM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:17 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:19 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:27 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services

SUBJECT: Seventh Amended Charter Agreement of the Hampton Roads Workforce Council

The request to execute and sign the Seventh Amended Charter Agreement of the Hampton Roads Workforce Council is one of the final steps in the merger of the two existing regional Workforce Development Boards (Hampton Roads and Greater Peninsula), that started last year into a new single organization to provide services to the localities within Hampton Roads. The localities include the Cities of Chesapeake, Franklin, Norfolk, Portsmouth, Suffolk, Virginia Beach, Hampton, Newport News, Poquoson, and Williamsburg, and the Counties of Isle of Wight, Southampton, Gloucester, James City County, and York.

Staff respectfully requests that the Board execute and sign the Seventh Amended Charter Agreement of Hampton Roads Workforce Council.

RV/md
HRWC7thCharter-mem

Attachment

HAMPTONROADS WORKFORCECOUNCIL

Received
3-16-2021
M

February 18, 2021

Mr. Scott Stevens
County Administrator
James City County
101 Mounts Bay Road, Building D
Williamsburg, VA 23185

Subject: Charter Agreement of the Hampton Roads Workforce Council

Dear Mr. Stevens:

This correspondence is being submitted on behalf of the Board of Directors of the Hampton Roads Workforce Council to request that your locality execute and sign the **Seventh Amended Charter Agreement of the Hampton Roads Workforce Council**. This request is one of the final steps in the merger of the two existing regional Workforce Development Boards (Hampton Roads and Greater Peninsula) that started last year into a new single organization to provide such services within the fifteen localities that comprise the southeastern corner of the state, commonly known as Hampton Roads. These localities include the cities of Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Williamsburg and Virginia Beach and the counties of Gloucester, Isle of Wight, James City, Southampton and York.

Accordingly, please find attached the revised **Seventh Amended Charter Agreement of the Hampton Roads Workforce Council**, executed by the City of Virginia Beach officials, which currently serves as the grant recipient for the Workforce Council. We are requesting that each of the fifteen (15) participating localities that we will represent to execute and sign the Agreement. The only changes in this Agreement from the prior version is the incorporation of the seven (7) Peninsula localities (Hampton, Newport News, Poquoson, Williamsburg and the counties of Gloucester, James City, and York). Past versions of the Charter Agreement can be found on our website at: <https://www.vcwhamptonroads.org/charter-agreements>.

Once you have signed the agreement, please return to:

Hampton Roads Workforce Council
999 Waterside Drive, Suite 1314
Norfolk, VA 23510

999 Waterside Drive, Suite 1314
Norfolk, Virginia 23510
757.314.2370
vcwhamptonroads.org

Mr. Scott Stevens
Page 2
February 18, 2021

Once all (15) jurisdictions have returned their signed copy of the Seventh Amended Charter Agreement, staff will assemble and provide a fully executed copy to each locality for your records. The official edition will also be kept on file at the offices of the Hampton Roads Workforce Council.

As always, I am more than happy to make a presentation to your Board if you believe it would help the process.

Questions regarding the Charter Agreement, or the process for amending it, may be directed to my attention at either savery@vcwhamptonroads.org or 757-314-2370.

Thank you for your timely attention to this matter. We look forward to representing the region and providing valuable workforce development services to tens of thousands of local area Hampton Roads residents and businesses.

Sincerely,



Shawn Avery
President and CEO

SMA/cje
Attachment

Copy:

Mark Johnson, Board Chair, Hampton Roads Workforce Council
John Olson, Ed.D., Board Chair, Greater Peninsula Workforce Board
Elected Official Representative: The Honorable John McGlennon

SEVENTH AMENDED CHARTER AGREEMENT OF THE HAMPTON ROADS WORKFORCE COUNCIL

THIS SEVENTH AMENDED CHARTER AGREEMENT ("Agreement") is made this first day of July, 2021, by and between the Cities of Chesapeake, Hampton, Franklin, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach and Williamsburg, and the Counties of Gloucester, James City, Isle of Wight, Southampton, and York, pursuant to the authority granted by Section 15.2-1300 of the Code of Virginia, 1950, as amended.

Whereas, effective July 1, 1974, the Cities of Chesapeake, Franklin, Norfolk, Portsmouth, Suffolk and Virginia Beach, and the Counties of Isle of Wight and Southampton joined together to create the Southeastern Tidewater Area Manpower Authority, now known as the Hampton Roads Workforce Council, as a joint venture; and

Whereas, effective October 1, 1983, January 1, 1985, January 1, 2000, July 1, 2001, July 2015, and January 2019 the participating jurisdictions amended the Charter of the Hampton Roads Workforce Council in certain respects; and

Whereas, the participating jurisdictions desire to amend the Charter of the Hampton Roads Workforce Council a seventh time consistent with applicable provisions of the Workforce Innovation and Opportunity Act of 2014 ("WIOA"), as may be amended from time to time, and to reaffirm the Charter in all other respects.

NOW, THEREFORE, it is mutually agreed by the parties hereto as follows:

1. The consortium chartered the 1st day of July, 1974, by the Cities of Chesapeake, Franklin, Norfolk, Portsmouth, Suffolk and Virginia Beach and the Counties of Isle of Wight and Southampton the Hampton Roads Workforce Council shall, effective, July 1, 2021, incorporate the Cities of Hampton, Newport News, Poquoson, and Williamsburg and the Counties of Gloucester, James City and York into the consortium known as the Hampton Roads Workforce Council.

2. The Hampton Roads Workforce Council shall exist indefinitely, subject to dissolution by agreement of the governing bodies of the participating jurisdictions.

3. The Hampton Roads Workforce Council shall have for its purpose the provision of workforce development services in accordance with the provisions of the WIOA as may be amended from time to time, or any future legislation of similar import and applicability, and shall serve as the grant subrecipient.

4. The Hampton Roads Workforce Council shall be governed by a Workforce Development Board duly appointed in accordance with the WIOA, as may be amended from time to time, and by the collective direction of the Chief Local Elected Officials ("CLEO") of each participating jurisdiction.

5. The Hampton Roads Workforce Council is hereby authorized and empowered:

- (a) To adopt policies and procedures for the regulation of its affairs and the conduct of its business;
- (b) To maintain an office at such place or places as it may designate;
- (c) To sue and be sued;
- (d) To accept grants and gifts from the participating jurisdictions, the Commonwealth of Virginia, the Federal government or any other governmental body or political subdivision, and from any individual, corporation, partnership, association or other entity;
- (e) To enter into contracts with the Federal government, the Commonwealth of Virginia, any political subdivision, or any agency or instrumentality thereof, or with any individual, corporation, workforce investment board, partnership, association or other entity providing for or relating to the furnishing of workforce development or related services;
- (f) To employ such staff and to retain such legal or professional representation as may be deemed necessary, and to prescribe their powers and duties and fix their compensation, within the approved budget;
- (g) To make and enter into all contracts and agreements necessary or incidental to or desirable for the performance of its duties and the execution of its powers hereunder; provided, however, that contracts or agreements for the borrowing of money shall be subject to obtaining the express written consent of each participating jurisdiction;

- (h) To do all acts and things necessary or convenient to carry out its purposes, consistent with the provisions of WIOA, as may be amended from time to time, or any future legislation of similar import and applicability.

6. The Hampton Roads Workforce Council shall be funded by governmental grants and private contributions as set forth in section 4(d) above and shall conduct a financial and compliance audit annually in accord with all applicable rules and regulations.

7. The fiduciary liability for funds shall be vested in the participating jurisdictions on a percentage basis determined by comparing the amount of actual utilization of workforce development services by a participating jurisdiction to the total utilization of such services by all participating jurisdictions during the fiscal year pertaining to any such liability. The percentage shall be determined by using, as the numerator, the number of participants served during such fiscal year from a particular participating jurisdiction, and, as the denominator, the total participants served during such fiscal year from all participating jurisdictions.

8. Any participating jurisdiction may withdraw from this Agreement as of the last day of June in any year, provided it gives written notice thereof to all of the other CLEOs prior to the first day of March preceding the date of withdrawal.

9. All real and personal property to be used for the purposes set forth above shall be acquired and held in the name of the Hampton Roads Workforce Council. Upon the dissolution of the Hampton Roads Workforce Council, all of its assets and property, both real and personal, tangible and intangible, shall be disposed of by the participating CLEOs in accordance with applicable law, as well as those rules and regulations as may have been properly promulgated by such Officials.

IN WITNESS WHEREOF, the parties hereunto have set their signatures and seals as of the day and year first written above.

Signatures Appear on the Following Pages.

ATTEST:

CITY OF CHESAPEAKE

City Clerk

Mayor

Date

ATTEST:

CITY OF HAMPTON

City Clerk

Mayor

Date

ATTEST:

CITY OF FRANKLIN

City Clerk

Mayor

Date

ATTEST:

GLOUCESTER COUNTY

County Clerk

Chair

Date

ATTEST:

ISLE OF WIGHT COUNTY

County Clerk

Chair

Date

ATTEST:

JAMES CITY COUNTY

County Clerk

Chair

Date

ATTEST:

CITY OF NEWPORT NEWS

City Clerk

Mayor

Date

ATTEST:

CITY OF NORFOLK

City Clerk

Mayor

Date

ATTEST:

CITY OF POQUOSON

City Clerk

Mayor

Date

ATTEST:

CITY OF PORTSMOUTH

City Clerk

Mayor

Date

ATTEST:

SOUTHAMPTON COUNTY

County Clerk

Chair

Date

ATTEST:

CITY OF SUFFOLK

City Clerk

Mayor

Date

ATTEST:

CITY OF VIRGINIA BEACH



City Clerk



Mayor

2-5-21

Date

ATTEST:

CITY OF WILLIAMSBURG

City Clerk

Mayor

Date

ATTEST:

YORK COUNTY

County Clerk

Chair

Date



COMMONWEALTH of VIRGINIA

Office of the Governor

Ralph S. Northam
Governor

November 9, 2020

The Honorable Robert Dyer
Mayor, City of Virginia Beach

Re: Designation of the Hampton Roads Workforce Development Area

Dear Mayor Dyer:

I am pleased to officially designate the Hampton Roads Workforce Development Area as a local workforce area under the provisions of Section 106 of the Workforce Innovation and Opportunity Act of 2014 (WIOA). This designation applies to the 15 cities and counties as indicated in your jointly-submitted request that followed ordinance adoption by each of the local governing bodies. This designation is effective as of July 1, 2021. The City of Virginia Beach will serve as the grant recipient and the Hampton Roads Workforce Council as the fiscal agent for the new workforce area based upon the consensus achieved among all member jurisdictions.

In addition to meeting the statutory provisions of the WIOA, this local area request will have the benefit of reducing administrative costs and streamlining workforce services for business, workers, and job seekers. This designation represents a major achievement for the greater Southeastern region of the Commonwealth in terms of cooperation to approach how we respond to our workforce challenges, and we expect that it will set the tone for future collaborative efforts in other local workforce development areas across Virginia. I commend the leadership of all of the local government officials in the region, as well as the dedication of the staff members and others that worked diligently to ensure success in this venture.

Sincerely,

A handwritten signature in black ink, reading "Ralph S. Northam".

Ralph Northam

cc: Chief Elected Officials of the Hampton Roads Workforce Development Area

Patrick Henry Building • 1111 East Broad Street • Richmond, Virginia 23219
(804) 786-2211 • TTY (800) 828-1120
www.governor.virginia.gov

The Honorable Rick West, *Mayor*
City of Chesapeake, City Council

306 Cedar Road, 6th Floor
Chesapeake, VA 23322
757-382-6151

rwest@cityofchesapeake.net

The Honorable Linwood Johnson
City of Franklin, City Council

207 West Second Avenue
Franklin, VA 23851

(757) 907-3696

Ward-4@franklinva.com

The Honorable Robert J. Orth

Gloucester County Board of Supervisors

6076 Seldon Pond Road
Gloucester, VA 23061
(804) 693-4762

rorth@gloucesterva.info

The Honorable James Gray, *Vice Mayor*

City of Hampton, City Council

22 Lincoln Street, 8th Floor
Hampton, VA 23669
(757) 727-6315

jgray@hampton.gov

The Honorable William McCarty, *Vice Chair*
Isle of Wight County Board of Supervisors

Post Office Box 80

Isle of Wight, VA 23397

(757) 365-6204

wmccarty@isleofwightus.net

The Honorable John McGlennon

James City County Board of Supervisors

2817 Mockingbird Lane

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john.mcglennon@jamescitycountyva.gov

The Honorable Tina Vick

City of Newport News, City Council

2400 Washington Avenue

Newport News, VA 23607

(757) 223-1123

tvick@nnva.gov

The Honorable Mamie Johnson

City of Norfolk, City Council

Post Office Box 7325

Norfolk, VA 23509

(757) 448-8673

Mamie.johnson@norfolk.gov

The Honorable Herbert R. Green, Jr.

City of Poquoson, City Council

12 Evans Circle

Poquoson, VA 23662

(757) 868-6442

Herbert.green@poquoson-va.gov

The Honorable John Rowe, Mayor

City of Portsmouth, City Council

c/o Debra White, CMC, City Clerk

801 Crawford Street, 6th Floor
Portsmouth, VA 23704

(757) 393-8639

whited@portsmouthva.gov

The Honorable Christopher Cornwell Sr.

**Southampton County Board of
Supervisors**

30499 Berlin Dory Road

Sedley, Virginia 23878

(757) 651-8851

ccornwell@southamptoncounty.org

VACANT

York County Board of Supervisors

224 Ballard Street

P.O. Box 532

Yorktown, VA 23690

The Honorable Donald Goldberg

City of Suffolk, City Council

P.O. Box 1858

Suffolk, VA 23439

(757) 407-2842

dongoldberg@harveylindsay.com

The Honorable Ted Maslin

City of Williamsburg, City Council

401 Lafayette Street

Williamsburg, VA 23185

(757) 378-2536

tmaslin@williamsburgva.gov

The Honorable Robert M. Dyer, Mayor

City of Virginia Beach, City Council

Municipal Center – Building 1

2401 Courthouse Drive, Suite 234

Virginia Beach, VA 23456-9000

(757) 385-4242

clchandle@vbgov.com

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Social Services Director

SUBJECT: Covid-19 Homeless Emergency Response Program (CHERP) Funding

ATTACHMENTS:

	Description	Type
📎	Covid-19 Emergency Response Program Funding	Cover Memo
📎	Covid-19 Homeless Emergency Response Program Funding	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Social Services	Watson, Barbara	Approved	4/9/2021 - 2:00 PM
Publication Management	Daniel, Martha	Approved	4/9/2021 - 2:04 PM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 7:45 AM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:17 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:17 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:27 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Rebecca Vinroot, Director of Social Services

SUBJECT: Grant Award - COVID Homelessness Emergency Response Program Rapid Re-Housing Funds - \$291,229

The James City County Social Services Housing Unit (Housing) is designated as a Virginia Homeless Solutions Program Partner by the Greater Virginia Peninsula Homelessness Consortium (GVPHC), to provide emergency shelter, homelessness prevention, rapid re-housing, and associated services within James City County, the City of Williamsburg, and Upper York County (Upper Peninsula). Additionally, Housing is further designated as a subgrantee of funding awarded through the GVPHC to the City of Hampton.

In an effort to continue responding to the COVID-19 Pandemic, the Virginia Department of Housing and Community Development has made COVID Homelessness Emergency Response Program (CHERP) funds available for Rapid Re-Housing Operations. As a designated subgrantee, Housing has received an allocation from those funds of \$291,229 including: \$206,960 for Rapid Re-Housing direct services, \$12,268 for Rapid Re-Housing program administration, \$68,572 for Housing Stabilization Specialist salary and fringes, and \$3,429 for Housing Stabilization program administration in the Upper Peninsula.

By accepting these funds, the Housing Unit will agree to follow CHERP Funding Guidelines, as amended, for prioritizing the use of these funds and will commit to only use these funds to cover the costs associated with providing assistance toward achieving the “second goal” outlined in the CHERP guidelines. “The second goal of the COVID Homelessness Emergency Response Program is to help households maintain or obtain permanent housing and receive housing-focused supportive services necessary to retain permanent housing.”

Staff recommends that the Board of Supervisors adopt the attached resolution to authorize acceptance of these CHERP funds and the use of these funds to provide rapid re-housing services and to continue staffing a Full-Time, Limited-Term Housing Outreach Stabilization Specialist position to administer rapid re-housing operations related to the COVID-19 Pandemic.

RV/md
GA-CHERP RapRHO-mem

Attachments:

1. Resolution
2. Funding Award Documentation

RESOLUTION

GRANT AWARD - COVID HOMELESSNESS EMERGENCY RESPONSE PROGRAM

RAPID RE-HOUSING FUNDS - \$291,229

WHEREAS, the James City County Social Services Housing Unit (Housing) is designated as a Virginia Homeless Solutions Program Partner by the Greater Virginia Peninsula Homelessness Consortium (GVPHC), to provide emergency shelter, homelessness prevention, rapid re-housing, and associated services within James City County, the City of Williamsburg, and Upper York County (Upper Peninsula); and

WHEREAS, the Department of Housing and Community Development has made COVID Homelessness Emergency Response Program (CHERP) funds available for Rapid Re-Housing Operations; and

WHEREAS, the James City County Social Services Housing Unit, as a designated subgrantee of funding awarded through the GVPHC to the City of Hampton, has received an allocation from the CHERP funding of \$291,229 including: \$206,960 for Rapid Re-Housing direct services, \$12,268 for Rapid Re-Housing program administration, \$68,572 for Housing Stabilization Specialist salary and fringes, and \$3,429 for Housing Stabilization program administration in the Upper Peninsula; and

WHEREAS, no local match is required.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby accepts this award for CHERP funding and authorizes the following appropriation to the Housing and Neighborhood Development Fund:

Revenue:

Federal - CHERP Rapid Re-Housing	<u>\$291,229</u>
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Expenditures:

Rapid Re-Housing Direct Services	\$206,960
Rapid Re-Housing Program Administration	12,268
Housing Stabilization Specialist Salary and Fringes	68,572
Housing Stabilization Program Administration	<u>3,429</u>

Total	<u>\$291,229</u>
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Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of April, 2021.

GA-CHERPRapRHO-res

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Jo Anna Ripley, General Services Assistant Director

SUBJECT: Contract Award - Rock Solid Janitorial - \$218,583

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
General Services	Ripley, Joanna	Approved	4/9/2021 - 1:14 PM
Publication Management	Daniel, Martha	Approved	4/12/2021 - 8:53 AM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 11:02 AM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:17 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:16 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:27 AM

MEMORANDUM

DATE: April 27, 2021
TO: The Board of Supervisors
FROM: Jo Anna Ripley, General Services Assistant Director
SUBJECT: Contract Award - Rock Solid Janitorial - \$218,583

The Fiscal Year 2021 includes, and future Facilities Maintenance budgets will include, funding for the contracting of custodial services for 13 County buildings.

James City County received six proposals through a Request for Proposals process. After a thorough review of the written proposals, the Evaluation Committee has determined that Rock Solid Janitorial submitted a fair and reasonable proposal and recommends a contract be awarded to the firm.

The evaluation team determined that Rock Solid Janitorial is a reputable vendor with proven experience with James City County and is best suited to provide custodial services. The cost for the services to be performed were the lowest of all solicitations.

The contract for the custodial services is a one-year contract commencing at \$143,601 per year with one five-year renewal. The contract includes optional services, such as, twice-daily disinfection of high touch surfaces at 15 County buildings commencing at \$74,982.

Staff recommends adoption of the attached resolution authorizing the contract award to Rock Solid Janitorial in the amount of \$218,583 for custodial services.

JAR/md
CA-RockSolJan-mem

Attachment

RESOLUTION

CONTRACT AWARD - ROCK SOLID JANITORIAL - \$218,583

WHEREAS, a Request for Proposals (RFP) for Custodial Services was publicly advertised and staff reviewed proposals from six firms interested in providing the service; and

WHEREAS, funds are available in the Fiscal Years 2021-2022 budgets for the purpose of providing Custodial Services for County buildings; and

WHEREAS, upon evaluating the proposals, staff determined that Rock Solid Janitorial is a reputable vendor with extensive and proven experience with the County and has submitted a proposal best suited to provide the services detailed in the Request for Proposals. The costs of services required for this solicitation was the lowest submitted of all the vendors and is considered to be fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the County Administrator to execute a contract with Rock Solid Janitorial.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of February, 2021.

CA-RockSolJan-res

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: A Resolution in Support of Housing Partnerships, Inc. Pursuit of Funding for Powhatan Terrace

ATTACHMENTS:

	Description	Type
☐	Cover Memo	Cover Memo
☐	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Development Management	Holt, Paul	Approved	4/12/2021 - 8:43 AM
Publication Management	Daniel, Martha	Approved	4/12/2021 - 8:51 AM
Legal Review	Kinsman, Adam	Approved	4/12/2021 - 11:02 AM
Board Secretary	Fellows, Teresa	Approved	4/13/2021 - 8:16 AM
Board Secretary	Rinehimer, Bradley	Approved	4/16/2021 - 9:13 AM
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 9:26 AM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: A Resolution in Support of Housing Partnerships, Inc. Pursuit of Funding for Powhatan Terrace

Housing Partnerships, Inc. is striving to fully fund the Powhatan Terrace development with additional state, federal, and private funding sources.

As a local, not-for-profit developer, Housing Partnerships, Inc. has requested the Board of Supervisors adopt the attached resolution, which they believe will assist them in their funding applications.

PDH/md
HousPartPowTr-mem

Attachment:
1. Resolution

RESOLUTION

IN SUPPORT OF HOUSING PARTNERSHIPS INC. PURSUIT OF FUNDING FOR

POWHATAN TERRACE

WHEREAS, the Board of Supervisors rezoned approximately 16.5 acres of land located at 1676 and 1678 Jamestown Road from Limited Business and General Residential to General Residential with proffers, and also approved a Special Use Permit for a Cluster Overlay, to allow for the construction of (36) townhomes (Zoning Case No. Z-0007-2008/MP-0005-2007); and

WHEREAS, Housing Partnerships, Inc. is a valued local, not-for-profit developer; and

WHEREAS, on January 9, 2018, at the request of Housing Partnerships, Inc., the Board of Supervisors approved an amendment to the proffers to allow the rental of the townhome units, determining the proffer amendment to be required by public necessity, convenience, general welfare, and good zoning practice (Zoning Case No. Z-0004-2017); and

WHEREAS, on February 9, 2021, at the request of Housing Partnerships, Inc., the Board of Supervisors approved an amendment to the proffers to clarify obligations and responsibilities of the property owner and accepted voluntary proffers that affirmed Housing Partnerships, Inc. commitment to providing housing that meets the goals of the James City County Housing Opportunities Policy; and

WHEREAS, Powhatan Terrace will provide homes to families at 30 to 60% of the Area Median Income for a period of at least 30 years, and thus addresses the well documented need for affordable rental housing in the County; and

WHEREAS, the development of Powhatan Terrace by Housing Partnerships, Inc., in accordance with the approved zoning cases described above, and the allocation of federal housing tax credits available under IRC Section 42 for this development, will help to meet the housing needs of James City County.

NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that it supports the development of Powhatan Terrace by Housing Partnerships, Inc. and awards for funding that it may seek from the Federal Home Loan Bank of Atlanta, the Virginia Department of Housing and Community Development, and other state and federal funding sources.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of April, 2021.

HousPartPowTr-res

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Sharon B. Day, Director of Financial and Management Services

SUBJECT: Resolution Approving a Plan to Refinance Certain Public Facilities Projects through the Issuance of Revenue Refunding Bonds by the Economic Development Authority of James City County, Virginia

ATTACHMENTS:

	Description	Type
▣	Memorandum	Cover Memo
▣	Resolution	Resolution
▣	Attachment 1	Exhibit
▣	Attachment 2	Exhibit
▣	Attachment 3	Exhibit
▣	Attachment 4	Exhibit
▣	Attachment 5	Exhibit
▣	Attachment 6	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Financial Management	Cochet, Cheryl	Approved	4/16/2021 - 4:58 PM
Publication Management	Daniel, Martha	Approved	4/16/2021 - 5:01 PM
Legal Review	Kinsman, Adam	Approved	4/20/2021 - 11:24 AM
Board Secretary	Fellows, Teresa	Approved	4/20/2021 - 11:38 AM
Board Secretary	Carnifax, John	Approved	4/20/2021 - 3:15 PM
Board Secretary	Fellows, Teresa	Approved	4/20/2021 - 4:07 PM

MEMORANDUM

DATE: April 27, 2021

TO: The Board of Supervisors

FROM: Sharon B. Day, Director, Financial and Management Services

SUBJECT: Resolution Approving a Plan to Refinance Certain Public Facilities Projects through the Issuance of Revenue Refunding Bonds by the Economic Development Authority of James City County, Virginia

The attached resolution requests that the Economic Development Authority (EDA) issue Public Facility Revenue Refunding Bonds in the amount up to \$14,000,000. The proceeds of these bonds will be used to (a) refund all or a portion of the 2012 Lease Revenue Bonds and (b) pay the issuance and refunding costs related thereto. Interest rates have dropped to the point where the County can refinance existing borrowings and reduce the annual debt service payments. No additional debt is incurred nor are payments extended given that these new bond proceeds will be used to retire existing debt.

The resolution was prepared by bond counsel and would authorize the sale of bonds for the amounts listed as long as the bonds shall produce an aggregate net present value debt service savings to the County of at least 3.0% of the principal amount of the particular refunded bonds.

Staff recommends approval of the attached resolution.

SBD/md
EDARevBnds21-mem

Attachment

RESOLUTION

RESOLUTION APPROVING A PLAN TO REFINANCE CERTAIN PUBLIC FACILITIES PROJECTS THROUGH THE ISSUANCE OF REVENUE REFUNDING BONDS BY THE ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA

WHEREAS, the Economic Development Authority of James City County, Virginia (the “Authority”), pursuant to the Industrial Development and Revenue Bond Act (the “Act”) under which it is created, is authorized to exercise all the powers set forth in the Act, which include, among other things, the power to make loans to, among others, a county in furtherance of the Act, to finance or refinance and lease facilities for use by, among others, a county, to issue its revenue bonds, notes and other obligations from time to time for such purposes and to pledge all or any part of its revenues and receipts derived from payments received by the Authority in connection with its loans or from the leasing by the Authority of such facilities or from any source, as security for the payment of principal of and interest on any such obligations; and

WHEREAS, the Authority has previously issued its \$26,380,000 Lease Revenue Bonds (County of James City, Virginia Capital Projects), Series 2012 (the “2012 Bonds”), the proceeds of which were loaned to James City County, Virginia (the “County”), to finance and refinance the costs of certain public facilities; and

WHEREAS, the County desires to realize interest rate savings by requesting the Authority to issue its Public Facility Revenue Refunding Bonds (County Government Project), Series 2021 (the “Bonds”), and use the proceeds to (a) refund all or a portion of the 2012 Bonds (such portion to be refunded, the “Refunded Bonds”), and (b) pay the issuance and refunding costs related thereto; and

WHEREAS, the Bonds will be secured by payments appropriated from time to time by the Board of Supervisors and payable to the Authority in accordance with the terms of the Financing Agreement (as hereinafter defined); and

WHEREAS, there have been circulated prior to this meeting drafts of the following documents (collectively, the “Documents”), proposed in connection with the issuance and sale of the Bonds and the refunding of the Refunded Bonds:

- (a) Third Supplemental Agreement of Trust (including as an exhibit the form of the Bonds), supplementing the Agreement of Trust dated as of June 1, 2016, both between the Authority and Wilmington Trust, National Association, as trustee (the “Trustee”), as previously supplemented (collectively, the “Trust Agreement”), all between the Authority and the Trustee, pursuant to which the Bonds are to be issued and which is to be acknowledged and consented to by the County;

- (b) Second Supplemental Financing Agreement (the “Supplemental Financing Agreement”), supplementing a Financing Agreement dated as of June 1, 2016, as previously supplemented (together, the “Financing Agreement”), all between the Authority and the County, pursuant to which the Authority will loan the proceeds of the Bonds to the County and the County will undertake, subject to appropriation, to make payments to the Authority in amounts sufficient to pay the principal of and premium, if any, and interest on the Bonds and certain other related costs;
- (c) Preliminary Official Statement of the Authority relating to the public offering of the Bonds (the “Preliminary Official Statement”);
- (d) Notice of Sale (attached as Appendix H to the Preliminary Official Statement) (the “Notice of Sale”) (applicable only if the Bonds are sold through a competitive sale); and
- (e) Continuing Disclosure Agreement (attached as Appendix F to the Preliminary Official Statement), pursuant to which the County agrees to undertake certain continuing disclosure obligations with respect to the Bonds;

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

1. The Board of Supervisors hereby finds that the refunding of the Refunded Bonds will be in the best interests of the County and its citizens and hereby authorizes the County, in collaboration with the Authority, to undertake the following financing plan to accomplish the same. The Authority will issue the Bonds in an aggregate principal amount not to exceed \$14,000,000. The Authority will use the proceeds of the Bonds to refund the Refunded Bonds and to pay the issuance and refunding costs related thereto. Pursuant to the Financing Agreement, the County will undertake to make certain Basic Payments and Additional Payments (each as defined in the Financing Agreement) to the Authority in amounts sufficient to amortize the Bonds, to pay the fees or expenses of the Authority and the Trustee and to pay certain other related costs. The obligation of the Authority to pay principal of and premium, if any, and interest on the Bonds will be limited to Basic Payments and Additional Payments received from the County. The Bonds will be secured by an assignment of the Basic Payments and certain Additional Payments due under the Financing Agreement, all for the benefit of the holders of the Bonds. The undertaking by the County to make Basic Payments and Additional Payments will be subject to the appropriation by the Board of Supervisors from time to time of sufficient amounts for such purposes. The plan of refunding of the Refunded Bonds shall contain such additional requirements and provisions as may be approved by the County Administrator and the Chairman or Vice Chairman of the Authority.
2. The Board of Supervisors, while recognizing that it is not empowered to make any binding commitment to make appropriations beyond the current fiscal year, hereby states its intent to make appropriations in future fiscal years in amounts sufficient to make all payments due under the Financing Agreement, and hereby recommends that future Board of Supervisors do likewise during the term of the Financing Agreement.

3. The Chairman of the Board of Supervisors and the County Administrator, either of whom may act, are hereby authorized and directed to execute the Documents to which the County is a signatory, which shall be in substantially the forms circulated prior to this meeting, which are hereby approved, with such completions, omissions, insertions and changes not inconsistent with this Resolution as may be approved by the officer signing such Documents, the execution and delivery thereof to constitute conclusive evidence of the officer's approval of any such completions, omissions, insertions and changes.
4. In making completions to the Supplemental Financing Agreement, the County Administrator, in collaboration with the Financial Advisor, and the Authority, shall provide for Annual Payments in amounts equivalent to the payments on the Bonds, which shall be sold to the purchaser thereof on terms as shall be satisfactory to the County Administrator; provided that the Annual Payments shall be equivalent to the Bonds (a) maturing in installments or subject to mandatory sinking fund redemption ending not later than December 31, 20__; (b) having a true or "Canadian" interest cost not exceeding __% (taking into account any original issue discount or premium); (c) being subject to optional redemption, if at all, at a premium not to exceed 103% of their principal amount; and (d) being sold to the purchaser thereof at a price not less than 98% of the aggregate principal amount thereof (without taking into account any original issue discount or premium); provided, however, that the Bonds shall produce an aggregate net present value debt service savings to the County of at least 3.0% of the principal amount of the particular Refunded Bonds. The County Administrator is also authorized to approve a lesser principal amount for the Bonds, a maturity schedule (including serial maturities and term maturities for the Bonds), the redemptions provisions of the Bonds, and which maturities of the 2012 Bonds shall constitute the "Refunded Bonds," all as the County Administrator shall determine to be in the best interest of the County.
5.
 - (a) The Board of Supervisors approves the following terms of the sale of the Bonds. The Bonds shall be sold through a competitive sale or a negotiated sale, as the County Administrator, in collaboration with the Financial Advisor and the Authority, determines to be in the best interests of the County.
 - (b) If the County Administrator determines that the Bonds shall be sold by competitive sale, the County Administrator is authorized to receive bids for such Bonds and award such Bonds to the bidder providing the lowest "true" or "Canadian" interest cost, subject to the limitations set forth in Section 4. Following a competitive sale, the County Administrator shall file a certificate with the Authority and the Board of Supervisors setting forth the final terms of the Bonds. The actions of the County Administrator in selling the Bonds by competitive sale shall be conclusive, and no further action with respect to the sale and issuance of the Bonds shall be necessary on the part of the Board of Supervisors.
 - (c) If the Bonds are sold by competitive bid, the County Administrator, in collaboration with the Financial Advisor, is authorized and directed to take all proper steps to advertise the Bonds for sale substantially in accordance with the form of Notice of Sale, which is hereby approved; provided that the

County Administrator, in collaboration with the Financial Advisor, may make such changes in the Notice of Sale not inconsistent with this resolution as he may consider to be in the best interest of the County.

- (d) If the County Administrator determines that the Bonds shall be sold by negotiated sale, the County Administrator is authorized, in collaboration with the Financial Advisor and the Authority, to choose an investment bank or firm to serve as underwriter for the Bonds and to execute and deliver to the underwriter a bond purchase agreement (the "Bond Purchase Agreement") substantially in the form approved by the County Administrator and the County Attorney, in consultation with the County's bond counsel and Financial Advisor. Following a negotiated sale, the County Administrator shall file a copy of the Bond Purchase Agreement with the records of the Board. The actions of the County Administrator in selling the Bonds by negotiated sale to the underwriter shall be conclusive, and no further action with respect to the sale and issuance of the Bonds shall be necessary on the part of the Board of Supervisors.
- 6. The Preliminary Official Statement in the form circulated prior to this meeting is approved with respect to the information contained therein (excluding information pertaining to the Authority). The County authorizes distribution of the Preliminary Official Statement to prospective purchasers of the Bonds in a form deemed to be "near final," within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), with such completions, omissions, insertions, and changes not inconsistent with this Resolution as may be approved by the County Administrator. Such distribution shall constitute conclusive evidence that the County has deemed the Preliminary Official Statement to be final as of its date within the meaning of the Rule, with respect to the information therein pertaining to the County. The County Administrator is authorized and directed to approve such completions, omissions, insertions, and other changes to the Preliminary Official Statement that are necessary to reflect the terms of the sale of the Bonds, determined as set forth in paragraph 4, and the details thereof and that are appropriate to complete it as an official statement in final form (the "Official Statement") and distribution thereof to the purchaser of the Bonds shall constitute conclusive evidence that the County has deemed the Official Statement final as of its date within the meaning of the Rule.
- 7. The County covenants that it shall not take or omit to take any action the taking or omission of which shall cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and regulations thereunder, or otherwise cause interest on the Bonds to be includable in the gross income for Federal income tax purposes of the registered owners thereof under existing law. Without limiting the generality of the foregoing, the County shall comply with any provision of law that may require the County at any time to rebate to the United States of America any part of the earnings derived from the investment of the gross proceeds of the Bonds. The County shall pay from its legally available general funds any amount required to be rebated to the United States of America pursuant to the Code.
- 8. All costs and expenses in connection with the refunding of the Refunded Bonds and the issuance of the Bonds, including the Authority's fees and expenses and the

fees and expenses of bond counsel, counsel for the Authority, and the Financial Advisor for the sale of the Bonds shall be paid from the proceeds of the Bonds or other legally available funds of the County. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by the County from its legally available funds and that the Authority shall have no responsibility therefor.

9. Any authorization herein to execute a document shall include authorization to deliver it to the other parties thereto and to record such document where appropriate.
10. All other acts of the County Administrator and other officers of the County that are in conformity with the purposes and intent of this resolution and in furtherance of the issuance and sale of the Bonds and the refunding of the Refunded Bonds (including as necessary the execution and delivery of an escrow agreement) are hereby approved and ratified.
11. This resolution shall take effect immediately.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	_____	_____	_____
ICENHOUR	_____	_____	_____
LARSON	_____	_____	_____
MCGLENNON	_____	_____	_____
HIPPLE	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of April, 2021.

EDARevBnds21-res

The undersigned Clerk of the Board of Supervisors of James City County, Virginia, hereby certifies that the foregoing constitutes a true and correct extract from the minutes of a meeting of the Board of Supervisors held on _____, 2021, and of the whole thereof so far as applicable to the matters referred to in such extract. I hereby further certify that such meeting was a regularly scheduled meeting and that, during the consideration of the foregoing resolution, a quorum was present.

Members present at the meeting were: _____

Members absent from the meeting were: _____.

Members voting in favor of the foregoing resolution were: _____

Members voting against the foregoing resolution were: _____.

Members abstaining from voting on the foregoing resolution were: _____.

WITNESS MY HAND and the seal of the Board of Supervisors of James City County, Virginia, this ____ day of _____, 2021.

Deputy Clerk, Board of Supervisors of
James City County, Virginia

[SEAL]

APPENDIX C

JAMES CITY COUNTY, VIRGINIA

[The inclusion of this information does not imply that James City County, Virginia, is legally obligated to make payments on any Bonds outstanding under the Trust Agreement, including the Series 2021 Bonds.]

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INTRODUCTION

James City County, Virginia (the “County”), is the site of Jamestown, which in 1607 became the first permanent English settlement in the New World. The United States Congress called Jamestown the birthplace of Virginia and American Government.

The County is conveniently located between the major metropolitan areas of Richmond and Norfolk. Adjacent to the County is the City of Williamsburg, Virginia (the “City”), home to historic Colonial Williamsburg and the College of William and Mary. During the 1970’s and 1980’s, tourism plus commercial and residential development expanded dramatically in the County and surrounding areas. As of July 1, 2020, the County is home to approximately 76,484 residents and encompasses 147 square miles, the largest land area on the Virginia peninsula. Services provided by the County include a transit system, law enforcement, fire protection, parks and a recreation center, public-private health center, and social services that promote self-sufficiency.

Government Services and Facilities

The County provides a comprehensive range of local government services characteristic of its form of government under Virginia law. Although legally separate and independent, the City and the County are closely linked. The City is the County seat and the two jurisdictions share an elected Treasurer, Clerk of the Circuit Court, Commonwealth’s Attorney and Sheriff. The County and the City share a public school system and courts. The County is also a partner in many regional entities such as the jail, library system, transit authority, public health department and behavioral health system. Cooperative agreements exist for fire, emergency medical, social services and recreation.

Form and Organization of Government

The County is governed by a five-member Board of Supervisors (the “Board”). Each member is elected by the voters in his or her district for a term of four years. Terms are staggered with representatives from two districts being elected one year and the other three representatives being elected two years later. At its annual organizational meeting, the Board elects a chairman and vice chairman from among the five supervisors. The Board passes all local ordinances and determines all local policies that govern the County. It appoints a County Administrator as well as most boards and commissions. It also appropriates funds for County operations and generally oversees all County functions.

The County Administrator is the chief administrative officer of the County and is responsible to the Board for executing policies established by the Board. The County Administrator acts as Clerk to the Board and handles the daily administrative operations of the County as well as its strategic planning.

In addition to the elected members of the Board, five constitutional officers are elected. These officers are the Commissioner of the Revenue, the Treasurer, the Clerk of the Circuit Court, the Commonwealth’s Attorney and the Sheriff. The Treasurer, the Clerk of Circuit Court, the Commonwealth’s Attorney and the Sheriff are elected jointly by the voters of the County and the City. The County and the City courts are part of the 9th Judicial District. The three judges serving the area represent Juvenile, District and Circuit Courts and are appointed by the General Assembly of Virginia. The Circuit Court Judge appoints the members of the County’s Board of Zoning Appeals and members of the County’s Electoral Board which, in turn, appoints the General Registrar.

The County’s schools are operated by the Williamsburg-James City County School Board, which consists of two at-large members appointed by the City and five members elected by the voters of the County. Each of the County members are elected by the voters in his or her district for a term of four years, and the terms are staggered with representatives from two districts being elected one year and the other three representatives being elected two years later.

Economic Development

The Office of Economic Development's mission is to foster development and expansion of a diversified and sustainable base of primary business and industry that will better balance the tax base, increase job opportunities and contribute positively to both the quality and standard of living in the County. The department focuses on the retention and expansion of the County's existing primary businesses and industries as well as the diversification of the local economy through the recruitment of new businesses and industries.

The Economic Development Authority of James City County, Virginia (the "Economic Development Authority") assists and supports James City County and the Office of Economic Development in fostering its goals and objectives and performs required statutory roles. The Economic Development Authority works in collaboration with a variety of organizations to strengthen the economic base in the County through efforts supporting regional business attraction and entrepreneurship. The Economic Development Authority owns property in the James River Commerce Center (a 219 acre industrial park) and Stonehouse Commerce Park, and leases space to a business at the James City County Marina.

COVID-19 Impact and Response

The outbreak of COVID-19, a respiratory disease caused by a new strain of coronavirus, has been declared a pandemic by the World Health Organization and resulted in the declaration of a state of emergency for the Commonwealth of Virginia on March 12, 2020, and a national emergency on March 13, 2020. The County Administrator declared a local emergency due to COVID-19 on March 13, 2020, which was confirmed by the Board on March 17, 2020.

The COVID-19 outbreak and measures implemented to contain its spread have altered, and continue to alter, business operations and citizens' behavior in a manner that is having negative effects on the global and local economies, including the County's. In recognition of this impact of the COVID-19 crisis, the County has taken steps to constrain expenditures. After the local emergency was declared, authorized expenses for the remainder of fiscal year 2020 were limited only to those deemed essential and were subject to additional review by the Director of Financial and Management Services and the County Administrator. The fiscal year 2021 adopted budget reflected adjustments for the continuing economic impacts of COVID-19. Revenue estimates were reduced in anticipation of lost revenue due to the effects of COVID-19. Specifically, the projections for sales taxes, meals tax, transient occupancy tax, business license, and charges for services were reduced for the fiscal year 2021 budget. Other revenue categories were very conservatively estimated. In addition, a hiring freeze was implemented through December 31, 2020 and capital improvement projects were put on hold to help conserve resources.

In response to the pandemic, safety measures were implemented in County offices to allow for a continuity of services while adhering to social distancing guidelines. These measures included enhanced disinfecting procedures, physical barriers, personal protective equipment, teleworking, and remote communication capabilities. The Williamsburg-James City County Public Schools Division implemented virtual learning schedules during the pandemic, and businesses and organizations throughout the County followed the Governor's Executive Orders with regard to their operations. These changes have resulted in various impacts to the County during fiscal years 2020 and 2021, including the loss of revenues and fluctuations in student enrollment and other trends.

Vaccination efforts, coordinated by the Virginia Department of Health, began in the County in January 2021 and are currently ongoing. It is difficult to predict the full impact of the COVID-19 outbreak on the County's economy and operations as vaccine distribution continues and restrictions on businesses and gatherings are lifted. The County has closely monitored revenues collected in fiscal year 2021, and sales tax and business license revenues have exceeded original expectations. Revenues for transient occupancy tax are running close to projections, and meals tax revenues and charges for services, such as parks and recreation fees, are still reflecting a negative impact from the COVID-19 outbreak. Based on an increase in fund balance recognized by the County in fiscal year 2020 as a result of curtailed spending and the use of relief funds to pay for expenditures related to the pandemic, the County was able to restore certain expenditures to departments' budgets and implement a 2% cost of living increase for employees in fiscal year 2021. Overall, the County expects to have a positive financial performance for fiscal year 2021, despite the economic impacts of COVID-19, as a result of efforts put in place to conserve resources and utilize relief funding received.

The County has received funds in the approximate amount of \$13.4 million from the Commonwealth that were part of the Commonwealth's allocation of Coronavirus Aid, Relief, and Economic Security (CARES) Act funds. These funds are not permitted to replace revenues and must be used for specific, pandemic-related costs. Most of the CARES Act funds utilized by the County so far were spent on public safety personnel costs, given that these employees were substantially dedicated to addressing the pandemic in their operations. Other CARES Act expenditures included funding to the Williamsburg-James City County Public Schools Division for remote learning equipment, relief to small businesses and non-profits, and public health measures to protect citizens and staff. The County fully intends to use the entire allotment of CARES Act funds by the December 31, 2021 deadline. Additional forms of funding have been received by the County to address both the health and economic impacts of COVID-19, including funds for municipal utility relief, housing assistance, broadband expansion, and the 2020 Presidential Election.

ECONOMIC AND DEMOGRAPHIC FACTORS

Population

According to estimates by the County, the County's 2020 population is approximately 76,484. The following table presents the population figures for selected years.

POPULATION AND RATES OF CHANGE JAMES CITY COUNTY, THE COMMONWEALTH OF VIRGINIA AND THE UNITED STATES SELECTED YEARS

Year	County	Rate of Change	Commonwealth of Virginia	Rate of Change	United States	Rate of Change
1950	6,317	--	3,318,680	--	150,697,361	--
1960	11,539	82.67%	3,966,949	19.53%	178,464,236	18.43%
1970	17,853	54.72	4,651,448	17.26	203,211,926	13.87
1980	22,763	27.50	5,346,797	14.95	226,545,805	11.48
1990	34,859	53.14	6,187,358	15.72	248,709,873	9.78
2000	48,102	37.99	7,079,030	14.41	281,421,906	13.15
2010	67,009	39.31	8,001,024	13.02	308,745,538	9.71
2011	68,874	2.78	8,096,604	1.20	311,556,874	0.91
2012	69,546	0.98	8,185,867	1.10	313,830,990	0.73
2013	70,231	0.99	8,260,405	0.91	315,993,715	0.69
2014	71,140	1.29	8,326,289	0.80	318,301,008	0.73
2015	73,325	3.07	8,382,993	0.68	320,635,163	0.73
2016	73,615	0.40	8,411,808	0.34	322,941,311	0.72
2017	74,722	1.50	8,470,020	0.69	324,985,539	0.63
2018	75,837	1.50	8,517,685	0.56	326,687,501	0.52
2019	75,907	0.09	8,535,519	0.21	328,239,523	0.48
2020	76,484	0.76	8,586,967	0.60	-	-

Sources: 2011 through 2020 population figures for James City County and the Commonwealth of Virginia are from the Weldon Cooper Center; all other years are from the U.S. Department of Commerce, Bureau of the Census.

Income

Presented below are comparative tables on per capita income and median household income for selected years.

PER CAPITA INCOME

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 ⁽²⁾
James City County ⁽¹⁾	\$51,544	\$54,233	\$56,012	\$55,711	\$57,676	\$60,391	\$62,039	\$63,359	\$64,466	\$66,306
Commonwealth of Virginia	45,495	47,771	49,586	48,858	50,761	52,742	53,792	55,631	57,964	59,657
United States	40,546	42,735	44,598	44,851	47,058	49,003	49,995	52,096	54,581	56,474

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

⁽¹⁾ Numbers are for the County and the City of Williamsburg combined.

⁽²⁾ Latest information available.

MEDIAN HOUSEHOLD INCOME

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
James City County ⁽¹⁾	\$73,903	\$75,938	\$76,767	\$76,960	\$76,705	\$75,710	\$80,226	\$80,772	\$83,048	\$87,678
Commonwealth of Virginia	61,406	63,302	63,636	63,907	64,792	65,015	66,149	68,766	71,564	74,222
United States	51,914	52,762	53,045	53,046	53,482	53,889	55,322	57,652	60,293	62,843

Source: U.S. Census Bureau.

⁽¹⁾ Numbers are for the County alone; they do not include the City of Williamsburg.

Housing, Construction, and Financial Activity

The data in the tables below are presented to illustrate various housing characteristics for the County. As of December 31, 2019, the total number of dwelling units in the County was estimated to be 34,135, an increase of approximately 14.6% from December 31, 2010.

TOTAL DWELLING UNITS

Calendar Year	Total Unit Count
2010	29,797 ⁽¹⁾
2011	30,591
2012	30,918
2013	31,349
2014	31,781
2015	32,442
2016	32,855
2017	33,267
2018	33,731
2019	34,135

Source: U.S. Census Bureau.

⁽¹⁾ The number of dwelling units for calendar year 2010 was calibrated to account for official 2010 Census housing information.

Data was previously included on the total number of building permits issued and values of the related projects to illustrate the level of new construction in the County. That data is no longer presented because new software implemented in 2019 collects building permit data based on different metrics and does not allow for the presentation comparable information across fiscal years.

Employment

The following table presents the employment and average weekly wages in the County for the second quarter of 2020.

AVERAGE EMPLOYMENT AND AVERAGE WEEKLY WAGE Second Quarter 2020⁽¹⁾

Industry Group	Average Employment For Quarter ⁽¹⁾	Percent of Total	Weekly Wage Per Employee
Private			
Health Care and Social Assistance	3,562	20.23%	\$ 922
Retail Trade	2,628	14.92	508
Accommodation and Food Services	1,925	10.93	469
Manufacturing	1,646	9.35	1,348
Construction	1,409	8.00	1,068
Professional, Scientific, and Technical Service	1,294	7.35	1,332
Administrative and Support and Waste Management	1,032	5.86	745
Management of Companies and Enterprises	809	4.59	1,578
Wholesale Trade	653	3.71	949
Arts, Entertainment, and Recreation	653	3.71	523
Real Estate and Rental and Leasing	598	3.40	750
Other Services (except Public Administration)	482	2.74	653
Finance and Insurance	476	2.70	1,792
Educational Services	251	1.43	541
Information	90	0.51	1,298
Unclassified	76	0.43	810
Agriculture, Forestry, Fishing and Hunting	28	0.16	383
	17,612	100.00%	
Public			
Local Government	3,038	72.59%	\$ 895
State Government	1,077	25.73	872
Federal Government	70	1.67	1,181
Total Public	4,185	100.00%	
Total	21,797		

Source: Virginia Employment Commission.

⁽¹⁾ Data excludes self-employed persons and non-disclosed data for the following industries: Mining, Quarrying and Oil and Gas Extraction; Transportation and Warehousing; and Utilities.

The average annual unemployment rates for the County, the Commonwealth and the United States for recent years are set forth in the following table.

AVERAGE ANNUAL UNEMPLOYMENT RATES Calendar Year

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
James City County	6.1%	5.7%	5.3%	4.9%	4.3%	3.9%	3.5%	2.9%	2.7%*	-
Commonwealth of Virginia	6.6	5.9	5.6	5.1	4.4	4.0	3.7	2.9	2.7	6.2%
United States	8.9	8.1	7.4	6.2	5.3	4.9	4.4	3.9	3.7	8.1

Source: Virginia Employment Commission; Bureau of Labor Statistics, Local Area Unemployment Statistics.

*Latest available data.

A variety of industrial and commercial service employers are located within the County. The table below presents data regarding the major employers in the County, including the products and services they provide and the approximate number of employees.

MAJOR PRINCIPAL EMPLOYERS
Fiscal Year Ended June 30, 2020

Firm	Type of Business	Approximate Number of Employees
Williamsburg-James City County Public Schools	Educational Institution	1,000+
Busch Entertainment	Theme Parks	1,000+
Wal-Mart Distribution Center	Distribution	500-999
James City County	Local Government	500-999
Riverside Regional Medical Center	Healthcare	500-999
Easter State Hospital	Hospital	500-999
Anheuser-Busch Inbev	Manufacturing	500-999
Williamsburg Landing	Retirement Community/Assisted Living Facility	500-999
Owens & Minor/AVID	Healthcare Logistics	250-499
Jamestown-Yorktown Foundation	Educational Institution	250-499

Source: James City County Comprehensive Annual Financial Report.

The table presented below is a summary of recent County taxable retail sales.

TAXABLE RETAIL SALES

Fiscal Year	Taxable Retail Sales
2011	\$ 838,306,392
2012	900,327,488
2013	928,447,217
2014	950,407,956
2015	1,002,337,085
2016	993,784,681
2017	982,030,980
2018	963,154,495
2019	955,037,318
2020	792,798,958

Source: Virginia Department of Taxation.

Tourism

The tourism industry makes a substantial contribution to the County's and Virginia's economy. According to the Virginia Tourism Corporation, in 2019, Greater Williamsburg area visitors contributed approximately \$457 million to the James City County economy and almost \$1.3 billion to the economy of the Greater Williamsburg area. The current hotel room inventory in the Greater Williamsburg area is approximately 8,000 with an inventory of 2,300 in the County. In addition, there are multiple timeshare properties representing nearly 5,000 additional rooms in the region, with an inventory of approximately 2,000 in the County.

HOTEL ROOMS TAX RECEIPTS
Fiscal Year 2011 to Fiscal Year 2020

Fiscal Year	Total Hotel Room Tax Receipts
2011	\$2,520,379
2012	2,753,408
2013	3,008,660
2014	3,149,512
2015	3,350,328
2016	3,472,440
2017	3,628,872
2018	3,748,977
2019	3,715,256
2020	2,761,831*

Source: James City County Department of Financial Management Services.

*Reduction in fiscal year 2020 receipts relates to the impact of COVID-19 on the local economy and travel.

Health Care

Located in upper York County is Sentara Williamsburg Regional Medical Center, a comprehensive medical center with an Emergency Department, all private patient rooms, and an array of inpatient and outpatient services. The hospital has a cardiac catheterization lab and advanced imaging services that feature a 32-slice Computed Tomography (CT) scanner. This five-story, approximately 339,000 square foot facility adjoins the existing Geddy Outpatient Center via an enclosed connector on the first and second floors.

Riverside Doctors Hospital opened in the City of Williamsburg in May of 2013. This two story, 100,000 square foot facility includes an emergency department and is certified as a primary stroke center.

The largest non-military medical provider on the peninsula is Riverside Regional Medical Center in the City of Newport News, Virginia. This 576-bed facility offers comprehensive medical care in 29 specialties, Level II trauma care, complete cardiac care, complete cancer treatment, laser surgeries, hospice, neonatal ICU, home care and health education programs.

Other hospitals located in the area are Sentara Hampton General Hospital, Mary Immaculate Hospital, Newport News General Hospital, Riverside Rehabilitation Institute, Veteran's Administration Medical Center, McDonald Army Hospital, Langley Air Force Base Hospital, Riverside Psychiatric Institute and Eastern State Hospital. For specialized needs, such as acute care for children, serious trauma or burns, peninsula area citizens can go to Norfolk to the Children's Hospital of the King's Daughters, devoted exclusively to children, and Sentara Norfolk General Hospital, which features a Level I trauma center and Nightingale helicopter service. The Medical College of Virginia in Richmond is located just an hour's drive northwest.

Education

The Williamsburg-James City County Public Schools Division (the "Public Schools") was formed in 1954 as a joint venture of the City and County to provide quality public education to the children within the two localities. Local financing for its operating and capital budgets is governed by a contract between the two localities.

The Public Schools are managed by a School Board consisting of seven members. There are five County members who are elected by County voters for four year terms. There are two City members of the School Board who are appointed for three year terms by the City Council.

The School Board has the power and responsibility to set policy and ensure that the Public Schools follow state and federal guidelines. The School Board appoints the superintendent; establishes goals and adopts policies that become the basis for instructional programs in accordance with state regulations and local needs; sets student policies; manages school facilities and identifies additional facility requirements; and maintains public relations.

There are nine elementary schools, four middle schools and three high schools for the 2020-2021 school year. Summarized in the following tables are selected items of information concerning the total annual school membership (enrollment) and the percentage change.

PUBLIC SCHOOLS STUDENT POPULATION

School Year	Number of Students	Percent Change
2010-2011	10,549	0.4%
2011-2012	10,671	1.2
2012-2013	10,748	0.7
2013-2014	10,998	2.3
2014-2015	11,116	1.1
2015-2016	11,303	1.7
2016-2017	11,431	1.1
2017-2018	11,477	0.4
2018-2019	11,461	(0.1)
2019-2020	11,448	(0.1)
2020-2021	10,858*	(5.2)*

Source: Williamsburg – James City County Public Schools.

*The decrease in enrollment for the 2020-2021 school year relate to the COVID-19 pandemic and resulting virtual learning environment.

Colleges and Universities

There are several colleges and universities within a short distance of the County.

The College of William and Mary was founded in the City over three hundred years ago. Current enrollment is approximately 8,939 students.

Hampton University, located approximately 40 miles from the County in the City of Hampton, was founded in 1868 and has an enrollment of approximately 3,516 students.

Christopher Newport University, located approximately 30 miles from the County in Newport News, has an enrollment of approximately 4,868 students.

Thomas Nelson Community College (“TNCC”) is a two-year public college with a campus in Hampton and a campus in the County (the “James City Campus”). The James City Campus is a state-of-the-art academic, administrative, physical plant and student and faculty support facility in a three-story, 120,000 square-foot building on the Historic Triangle campus located on 74 acres next to the Warhill High School in the County. TNCC has an enrollment of approximately 10,892 students. Students can transfer class credits earned at TNCC to most four year universities with no loss of credits.

Public Safety

Police Department. The Police Department is responsible for enforcing the law, preserving the peace, crime prevention services and animal control. The department has 107 sworn officers and annually responds to over 20,000 calls for service. The department is accredited by the Virginia Law Enforcement Professional Standards Commission, which rates agencies on over seven hundred different standards and criteria.

Fire Department. The Fire Department is responsible for providing protective action services to the citizens and visitors of James City County. Those protective services include fire protection, emergency medical services, open water and dive rescue, fire prevention, fire code enforcement, and public education. The Fire Department is also responsible for the Emergency Communications system that includes the 911 dispatch center, 800 MHz radio system. The third component of the Fire Department is Emergency Management, which is responsible for the planning, response, and mitigation of emergency situations including natural disasters, hazardous material incidents, any instances at the Surry Nuclear Power Plant, and for overseeing the citizen emergency notification systems. The Fire Department has a staff of 158 including 123 uniformed and 35 civilians.

Transportation

Interstate 64 links the County with the Tidewater communities to the east and with Interstate 95 and the entire interstate corridor of the eastern seaboard to the west. The commercial and industrial areas in the County are within minutes of Interstate I-64 and within 45 minutes of Interstates I-95 and I-295.

Three international airports, all within 45 minutes of the County, provide air transportation and cargo facilities: Richmond International Airport to the west and Williamsburg/Newport News International and Norfolk International airports to the east. These airports handle international and domestic passenger flights and all-cargo flights daily. Williamsburg-Jamestown airport serves as a regional general aviation airport for turbo-prop and corporate aircraft.

The CSX rail line that passes through the County provides rail service to the County. Along with Interstate I-64, the rail line provides access to the Hampton Roads ports some 40 minutes to the east. Hampton Roads is the second largest commercial port area on the East Coast.

The Williamsburg Area Transit Authority (“WATA”) is a political subdivision of the Commonwealth of Virginia created in 2008. Members include James City County, York County, the City of Williamsburg, and the Colonial Williamsburg Foundation. WATA was created to provide transportation services to the citizens and visitors of the member jurisdictions and areas owned or operated by Colonial Williamsburg. Services include bus and trolley routes throughout the member jurisdictions.

Water and Wastewater Services

The James City Service Authority (the “JCSA”) is a public body politic and corporate of the Commonwealth of Virginia. The JCSA was created in 1969 by the Board of Supervisors pursuant to the Virginia Water and Sewer Authorities Act (Code of Virginia, 1950, as amended). The JCSA was created to acquire, construct, operate and maintain, to the extent determined by the JCSA to be financially feasible, an integrated water system and an integrated sewer collection system in the County. The JCSA Board of Directors is appointed by the Board of Supervisors. Since 1976, the Board of Supervisors has appointed its own members as Directors of the JCSA to more fully coordinate JCSA activities with those of the County in the planning and development of utility systems. The JCSA’s General Manager serves as the Chief Executive Officer of JCSA and reports to the Board of Directors.

The Board of Supervisors has authorized water and sewer operations for the JCSA within the Primary Service Area (the “PSA”) in the County. With the approval of the County, the JCSA has extended services beyond the PSA to several public sites in the County, including three public schools, Freedom Park and two major planned communities, Greensprings West and Governor’s Land. The JCSA also provides water and/or sewer service to limited sections of York County and the City of Williamsburg with the concurrence of the appropriate governing bodies.

The JCSA’s water system includes the central water system and Five Forks Water Treatment Facility with ten water production facilities, and eight independent water production facilities that are located outside the PSA. There are approximately 416 miles of water transmission and distribution lines throughout the entire system. The water system facilities supply approximately 4.7 million gallons of water per day to approximately 23,300 water customers.

The JCSA's sewer system includes 77 pump stations with approximately 447 miles of sewer collection lines and 10,136 manholes. The sewer system facilities collect and move approximately 5.1 million gallons of sewage per day for approximately 25,060 sewer customers. The JCSA has no sewage treatment facilities. Sewage treatment for areas served by the JCSA, as well as for other Hampton Roads communities, is provided by the Hampton Roads Sanitation District.

Approximately 95% of customers are residential and 5% are commercial. Residential customers account for roughly 80% of billed consumption revenue for both water and sewer service.

The JCSA's operating funds are self-supporting, and the JCSA receives no share of any County tax levies. The JCSA's Board of Directors has the sole power to set water and sewer utility rates. The Board of Directors adopted an inverted block or inclining rate structure in 1996 for single-family residential customers which incorporates a unit charge that increases with increasing consumption. The primary objective of the inverted block structure is to promote water conservation, particularly from large volume residential customers.

As a result of a comprehensive water and sewer rate study in 2020, the number and volumes of the single-family residential tiers were updated in fiscal year 2021 to better reflect current usage patterns while promoting water conservation. The current structure contains four tiers sized as follows: Tier 1 (up to 4,000 gallons monthly), Tier 2 (4,001-8,000 gallons monthly), Tier 3 (8,001-12,000 gallons monthly), and Tier 4 (greater than 12,000 gallons monthly). Sewer collection charges are based on water meter readings billed at a per thousand gallon rate.

Water and sewer facility fees were also updated in fiscal year 2021 as a result of the 2020 comprehensive rate study. Facility fees are charged to new development in the JCSA's service area to cover the cost of system expansion. System facility fees are assessed for major backbone infrastructure and local facility fees are assessed for smaller water distribution and sewer collection mains. The system facility fee structure is based on meter size and the local facility fee structure is a flat charge.

JCSA's multi-year meter replacement project was completed in fiscal year 2020, which allows meter readings to be collected from a vehicle mounted mobile data collector that significantly reduces meter reading time. This operational efficiency resulted in a shift from quarterly billing to monthly billing, the benefits of which include more efficient household budgeting, more frequent and timely information on usage, and the ability to detect leaks sooner.

In fiscal year 2016, the Board of Directors adopted a new rate structure that included a fixed charge for water and sewer service and proposed incremental service rate increases in subsequent fiscal years to ensure the long-term financial stability of the JCSA. The goals of this initiative are to reduce revenue variability and adequately provide for both current water and wastewater operating needs and future capital infrastructure repairs, upgrades and expansion required by asset age and regulations. Fixed charges and service rates increased in fiscal year 2021 in accordance with the plan.

FINANCIAL INFORMATION

Budgetary Process

The Code of Virginia requires the County Administrator to submit, for informative and fiscal planning purposes, a balanced, proposed operating budget to the Board of Supervisors at least 90 days before the beginning of each fiscal year, which commences July 1. Inclusion of any item in the proposed budget does not constitute an obligation or commitment on the part of the Board of Supervisors to appropriate funds for such item or purpose.

The budget includes a two-year financial plan for operations and a five-year plan for capital projects. Public hearings are conducted to obtain citizen comments. Prior to June 30, only the first year of the financial plan is legally enacted through passage of an Appropriations Resolution. The Appropriations Resolution places legal restrictions on expenditures at the fund and function level. The appropriation for each fund and function can be revised only by the Board; however, the County Administrator may amend the budget within functions. The School Board is authorized to transfer budgeted amounts within the Public Schools' categories. Supplemental appropriations may be made without amending the budget.

Each department is required to review its performance versus budget on a monthly basis. In addition, a formal review of actual revenues and expenses versus budget is performed and reported to the Board of Supervisors at least quarterly on a County-wide basis.

All County general fund appropriations lapse June 30.

Current Operating Budget

On June 9, 2020, the Board of Supervisors adopted a total budget for the fiscal year ending June 30, 2021.

The adopted budget for fiscal year 2021 includes decreases in revenues and expenses over the adopted budget for fiscal year 2020 as a result of the anticipated economic impacts of COVID-19. General fund revenues were projected to decrease by approximately 7.4% compared to the 2020 adopted budget due to losses anticipated in sales tax, meals tax, transient occupancy tax, and other revenues related to the pandemic.

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The following table shows the County's General Fund budgeted revenues and expenditures for fiscal years 2020 and 2021.

**GENERAL FUND OPERATING BUDGET
REVENUES AND EXPENDITURES**

	Fiscal Year 2020 Adopted	Fiscal Year 2021 Adopted
REVENUES:		
General property taxes	\$137,075,000	\$138,280,000
Other local taxes	28,145,000	19,649,250
Licenses, Permits and Fees	9,427,000	6,276,000
Fines and Forfeitures	240,000	250,000
Use of Money and Property	200,000	200,000
Revenue from the Commonwealth	28,620,000	22,761,000
Revenue from the Federal Government	8,000	8,200
Charges for Current Services	7,850,000	6,794,000
Miscellaneous Revenues	260,000	209,550
Fund Balance	-	1,810,400
	<hr/>	<hr/>
Total Revenues	\$211,825,000	\$196,238,400
EXPENDITURES:		
County Operations:		
General Administration	\$ 2,831,370	\$ 2,991,394
Court Services	4,212,442	4,302,740
Public Safety	28,944,704	27,666,426
Financial Administration	4,868,882	4,837,750
Information Resources Management	4,432,645	4,491,034
Community Development	3,072,790	2,969,635
General Services	13,029,865	11,815,667
Parks and Recreation	6,589,884	6,656,786
Other Operations	143,842,418	130,506,968
	<hr/>	<hr/>
Total Expenditures	\$211,825,000	\$196,238,400
	<hr/>	<hr/>

Source: James City County Department of Financial Management Services; Fiscal Year 2020 and 2021 Adopted Budgets.

Five-Year Summary of Governmental Funds

The financial data shown in the following table present a summary of revenues, expenditures and other sources and uses of the County's Governmental Funds for each of the five fiscal years through the period ended June 30, 2020. The Governmental Funds consist of the General Fund, the Capital Projects Fund, the Debt Service Fund and the Non-Governmental Funds.

This summary has been compiled from the basic financial statements of the County for Fiscal Years 2016 through 2020. Financial data for the Fiscal Year ended June 30, 2020, should be read in conjunction with the Basic Financial Statements and Notes thereto, submitted by Brown Edwards & Company L.L.P., Newport News, Virginia, and included herein as Appendix B. Brown Edwards & Company L.L.P. has not reviewed this Appendix or the Official Statement generally or any other matters related to the issuance of the Series 2021 Bonds.

GOVERNMENTAL FUNDS
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Fiscal Year End June 30, 2020

	2016	2017	2018	2019	2020
REVENUES:					
General property taxes	\$124,363,595	\$128,094,252	\$130,402,106	\$134,744,837	\$138,724,196
Other local taxes	24,027,667	24,555,363	24,442,882	29,324,049	25,981,646
Licenses, permits, and fees	8,779,496	9,049,208	8,892,499	9,496,531	8,878,568
Fines and forfeitures	309,278	270,716	265,561	292,518	231,608
Use of money and property	263,745	402,544	382,080	795,865	966,252
Charges for services	6,623,273	6,471,404	6,656,889	6,586,341	6,291,204
Miscellaneous	1,932,580	2,924,978	3,065,493	2,779,596	1,493,215
Intergovernmental	34,635,171	35,092,799	35,731,814	36,733,787	44,338,305
Total Revenues	\$200,934,805	\$206,861,264	\$209,839,324	\$220,753,524	\$226,904,994
EXPENDITURES:					
General government	\$ 9,678,060	\$ 9,770,250	\$ 10,086,403	\$ 11,651,426	\$ 12,905,240
Judicial administration	5,463,744	5,870,569	5,856,353	5,908,750	5,954,875
Public works	27,878,252	28,443,672	28,728,800	31,127,333	31,102,285
Health and welfare	7,082,202	7,833,811	7,635,751	8,235,686	8,652,838
Education	7,234,052	7,350,896	7,584,697	8,259,078	9,383,160
Parks, recreation, and culture	79,825,974	84,299,207	85,395,004	91,070,061	92,286,710
Public safety	9,872,451	10,293,611	10,394,095	10,896,838	10,751,418
Community development	10,353,844	11,827,600	9,959,810	10,451,529	9,682,050
Nondepartmental	1,183,538	-	-	-	-
Debt service:					
Principal	17,122,377	16,206,234	16,284,125	14,343,182	14,282,841
Interest	6,188,222	6,841,056	6,195,080	5,848,486	5,447,279
Bond issuance costs	1,173,546	-	-	380,771	-
Capital outlay ⁽¹⁾	12,647,985	25,818,138	26,833,602	26,793,328	11,824,193
Total Expenditures	\$195,704,247	\$214,555,044	\$214,953,720	\$224,966,468	\$212,272,889
Excess (deficiency) of revenues over (under) expenditures	\$ 5,230,558	(\$ 7,693,780)	(\$ 5,114,396)	(\$ 4,212,944)	\$ 14,632,105
Other financing sources:					
Transfers in	\$ 40,956,217	\$ 40,745,506	\$ 40,309,261	\$ 46,365,441	\$ 36,233,275
Transfers out	(40,956,217)	(40,745,506)	(40,309,261)	(46,365,441)	(36,233,275)
Issuance of debt	91,665,000	-	-	14,195,000	-
Premiums on bonds issued	10,930,294	-	-	1,150,501	-
Capital lease	-	4,736,044	-	-	-
Payment to refunded bond escrow agent	(73,165,442)	-	-	-	-
Total other financing sources	\$ 29,429,852	\$ 4,736,044	-	\$ 15,345,501	-
Net change in fund balances	\$ 34,660,410	(\$ 2,957,736)	(\$ 5,114,396)	\$ 11,132,557	\$ 14,632,105
Fund balance, beginning of year	\$ 57,351,045	\$ 92,011,455	\$ 89,053,719	\$ 83,939,323	\$ 91,952,805
Fund balance, end of year	\$ 92,011,455	\$ 89,053,719	\$ 83,939,323	\$ 91,952,805	\$106,568,782
Debt service as a percentage of Noncapital expenditures ⁽²⁾	12.56%	11.99%	11.74%	10.18%	9.79%

Source: James City County, Virginia, Comprehensive Annual Financial Report

⁽¹⁾ Including operating transfers to capital projects.

⁽²⁾ Noncapital expenditures equals total expenditures less amounts for capitalized assets on the government-wide statement of net assets.

The following table shows the County's fiscal year 2020 revenues by source.

GOVERNMENTAL FUNDS
Fiscal Year 2020 Revenues by Source

	Amount	Percent of Total	Increase (Decrease) from 2019
General Property Taxes	\$138,724,196	61.13%	2.95%
Other Local Taxes	25,981,646	11.45	(11.40)
Permits, privilege fees reg. licenses	8,878,568	3.91	(6.51)
Fines and Forfeitures	231,608	0.10	(20.82)
Use of Money and Property	966,252	0.43	21.41
Charges For Services	6,291,204	2.78	(4.48)
Miscellaneous	1,493,215	0.66	(46.28)
Intergovernmental	44,338,305	19.54	20.70
Total Revenue	\$226,904,994	100.00%	

Source: James City County Department of Financial Management Services.

Fiscal Year 2021 Performance

The Board of Supervisors adopted a fiscal year 2021 general fund budget of \$196,238,400. Based on unaudited fiscal year 2021 figures, the County anticipates realized revenues to be approximately \$210,200,000 and expenditures to be \$204,900,000, resulting in an increase to fund balance of approximately \$5,300,000. Such expected results are preliminary and subject to change. Actual audited figures may be different, and such differences may be significant.

Operating Data

The following table sets forth the assessed value of all taxable property in the County for each of its ten most recent fiscal years.

HISTORICAL ASSESSED VALUE Fiscal Year 2011 to Fiscal Year 2020

Year	Total Real Property	General Personal Property	Machinery and Tools	Mobile Homes	Total Personal Property	Public Service	Total Assessed Value
2011	\$11,172,929,700	\$621,471,862	\$137,178,668	\$10,101,067	\$ 768,751,597	\$210,802,200	\$12,152,483,497
2012	11,316,807,900	652,561,625	139,945,157	9,719,184	802,225,966	222,670,868	12,341,704,734
2013	10,921,180,200	687,058,440	141,877,157	9,209,475	838,145,072	232,588,225	11,991,913,497
2014	11,067,756,400	710,720,870	144,950,305	8,346,659	864,017,834	233,973,337	12,165,747,571
2015	11,148,405,300	783,249,672	144,694,099	7,901,856	935,845,627	336,370,602	12,420,621,529
2016	11,352,153,219	770,378,346	145,094,277	7,533,858	923,006,481	236,177,856	12,511,337,556
2017	11,608,801,433	809,023,687	147,942,350	7,008,284	963,974,321	245,349,999	12,818,125,753
2018	11,797,419,633	862,391,419	151,313,988	6,377,045	1,020,082,452	247,568,334	13,065,070,419
2019	12,089,303,067	898,095,969	150,923,619	6,628,640	1,055,648,228	262,267,902	13,407,219,197
2020	12,241,257,556	895,259,839	155,315,787	7,099,488	1,057,675,114	388,057,441	13,686,990,111

Source: Real Estate Assessments and Commissioner of the Revenue, James City County.

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The following table shows the County's property tax rates for each of its ten most recent fiscal years.

PROPERTY TAX RATES⁽¹⁾

Fiscal Year	Real Estate	Personal Property
2011	\$0.770	\$4.00
2012	0.770	4.00
2013	0.770	4.00
2014	0.770	4.00
2015	0.770	4.00
2016	0.840	4.00
2017	0.840	4.00
2018	0.840	4.00
2019	0.840	4.00
2020	0.840	4.00

Source: James City County, Virginia, Comprehensive Annual Financial Report, Year Ended June 30, 2020.

⁽¹⁾ Per \$100 of assessed value.

The following table sets forth information concerning the County's general property tax collection rate for each of its ten most recent fiscal years.

GENERAL PROPERTY TAX COLLECTION RATE
Fiscal Year 2011 to Fiscal Year 2020

Fiscal Year	<u>Collected within the Fiscal Year of the Levy</u>			<u>Collections in Subsequent Years⁽⁴⁾</u>	<u>Total Collections to Date</u>	
	Taxes Levied for the Fiscal Year	Amounts⁽¹⁾	Percentage of Levy		Amount	Percentage of Levy
2011	\$117,215,610	\$100,889,563	86.07%	\$15,946,267	\$116,835,830	99.68%
2012	121,312,654	101,482,234	83.65	19,498,752	120,980,986	99.73
2013	117,414,914	98,431,581	83.83	18,747,396	117,178,977	99.80
2014	118,804,815	100,523,591	84.61	17,810,298	118,333,889	99.60
2015	116,313,370	101,071,578	86.90	13,981,851	115,053,429	98.92
2016	122,270,532	106,867,113	87.40	14,476,777	121,343,890	99.24
2017	125,345,126	109,436,232	87.31	15,895,512	125,331,744	99.99
2018	129,502,759	111,268,080	85.92	17,510,094	128,778,174	99.44
2019	133,720,786	114,672,068	85.75	16,894,911	131,566,979	98.39
2020	133,461,243	114,426,238	85.74	-	114,426,238	85.74

Source: Treasurer, James City County.

⁽¹⁾ Collections related to fiscal year levies include the Personal Property Tax Relief Act (the "PPTRA") reductions claimed by taxpayers.

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The following tables set forth the County's ten largest taxpayers of personal property taxes and real estate taxes. The aggregate assessed personal property taxes of the ten largest personal property taxpayers represent 20.67% of the County's total personal property tax levy for fiscal year 2020. The aggregate assessed real estate taxes of the ten largest real estate taxpayers represent 11.20% of the County's total real estate tax levy for fiscal year 2020.

**TEN LARGEST TAXPAYERS
(Fiscal Year 2020)**

Principal Personal Property Tax Payers

Name of Business	Property Taxes Assessed	% of Total Taxable Assessed Value
Anheuser-Busch, Inc.	\$4,199,353	9.92%
Seaworld Parks, LLC	1,712,961	4.05
Ball Metal Container	734,996	1.74
Printpack, Inc.	471,985	1.12
Owens-Brockway Glass Container	455,147	1.08
Cox Communications of Hampton Roads	305,552	0.72
Wal-Mart, Inc.	298,591	0.71
Toyota Lease Trust	201,963	0.48
HVT, Inc.	194,978	0.46
Citizen Asset Finance, Inc.	164,385	0.39
	\$8,739,911	20.67%

Principal Real Estate Tax Payers

Name of Business	Property Taxes Assessed	% of Total Taxable Assessed Value
Virginia Electric & Power Company	\$ 3,598,920	3.39%
Premium Outlets of Williamsburg ⁽¹⁾	1,225,641	1.16
Anheuser-Busch, Inc.	1,181,700	1.11
Williamsburg Plantation Owners Association	1,089,777	1.03
Powhatan Plantation Owners Association	988,420	0.93
Wal-Mart, Inc.	946,427	0.89
Williamsburg Landing, Inc.	860,819	0.81
Riverside Healthcare Assoc.	704,106	0.66
Manor Club @ Ford's Colony	651,006	0.61
Virginia United Methodist Homes, Inc.	645,755	0.61
	\$11,892,571	11.20%

Source: Commissioner of Revenue, James City County.

⁽¹⁾ Premium Outlets includes two related parties, Williamsburg Outlets, LLC and Williamsburg Mazel, LLC. They are combined in this table to show the value of the shopping center.

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Capital Improvements Program

As a part of the annual budgeting process, each year the County develops a Capital Improvements Program (“CIP”) for the following five fiscal years. Only the first year of the CIP is actually appropriated. The remaining four years are included for planning purposes and are subject to revision in future years.

On June 9, 2020, the Board approved the CIP for fiscal years 2021 through 2025. The following table summarizes anticipated capital expenditures for the next five fiscal years.

SUMMARY OF ANTICIPATED CAPITAL EXPENDITURES FOR FISCAL YEARS ENDING JUNE 30

Description	2021	2022	2023	2024	2025	Total
Schools	\$ -	\$ 7,173,000	\$ 6,795,000	\$ 34,012,000	\$ 13,154,000	\$ 61,134,000
General Services	2,623,290	5,716,460	5,513,950	6,287,800	4,883,500	25,025,000
Other	-	450,000	690,000	100,000	-	1,240,000
Public Safety	3,800,000	2,414,000	605,000	400,000	1,325,000	8,544,000
Parks and Recreation	-	2,665,000	7,143,000	9,367,000	5,691,000	24,866,000
Total Uses	\$6,423,290	\$18,418,460	\$20,746,950	\$50,166,800	\$25,053,500	\$120,809,000

Source: James City County Department of Financial and Management Services.

The sources of funding for the capital improvement projects are shown in the following table:

Sources of Funds	2021	2022	2023	2024	2025	Total
General Fund	\$ -	\$ 3,702,010	\$ 3,813,000	\$ 3,927,000	\$ 4,045,000	\$ 15,487,010
1% Additional Sales Tax	1,523,290	4,700,000	4,750,000	4,800,000	4,850,000	20,623,290
Cigarette Tax	-	900,000	900,000	900,000	900,000	3,600,000
Prior Year General Fund	2,400,000	1,800,000	1,800,000	1,800,000	1,800,000	9,600,000
Prior Year School Fund	-	600,000	600,000	600,000	600,000	2,400,000
Fire Apparatus Grants	-	131,600	402,500	460,950	436,275	1,431,325
Bond Proceeds	2,500,000	5,859,850	7,756,450	36,953,850	11,697,225	64,767,375
From Tourism Fund	-	725,000	725,000	725,000	725,000	2,900,000
Total	\$6,423,290	\$18,418,460	\$20,746,950	\$50,166,800	\$25,053,500	\$120,809,000

Source: James City County Department of Financial and Management Services.

Outstanding Bonded Debt and Debt Service

Pursuant to the Constitution of Virginia and the Public Finance Act of 1991 (Chapter 26, Title 15.2 of the Code of Virginia of 1950, as amended), a county in Virginia is authorized to issue general obligation bonds secured by a pledge of its full faith and credit. For the payment of such bonds, the governing body of the county is required to levy, if necessary, an annual ad valorem tax on all property in the county subject to local taxation. Although the amount of bonds issued by Virginia counties is not subject to statutory limitation, counties generally are prohibited from issuing general obligation bonds unless the issuance of such bonds has been approved by public referendum. This referendum requirement does not apply to bonds for capital projects for school purposes and sold to the Literary Fund, the Virginia Supplemental Retirement System or other state agencies prescribed by law, including the Virginia Public School Authority. The County’s undertakings to make rental payments under capital and operating leases are subject to annual appropriation and do not constitute general obligation debt under the Constitution of Virginia or the Public Finance Act of 1991.

Set forth below is a statement of long-term general obligation and major capital lease indebtedness of the County at June 30, 2020, and a schedule of debt service payments:

STATEMENT OF LONG-TERM DEBT

Total Long-Term Debt as of June 30, 2020	\$164,618,730
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SCHEDULE OF GENERAL FUND LONG-TERM DEBT SERVICE REQUIREMENTS

[illegible]

Source: James City County Department of Financial Management Services.

Note: Includes the County's general obligation/refunding bonds: Series 1999A (\$__ principal balance outstanding as of June 30, 2021), Series 1999B (\$__ principal balance outstanding as of June 30, 2021), Series 2011 (\$__ principal balance outstanding as of June 30, 2021), Series 2014 (\$__ principal balance outstanding as of June 30, 2021), Series 2015A (\$__ principal balance outstanding as of June 30, 2021), Series 2015B (\$__ principal balance outstanding as of June 30, 2021). Also includes the County's lease payments (subject to annual appropriation) payable to the Authority in connection with its lease revenue/refunding bonds: Series 2009 (\$__ principal balance outstanding as of June 30, 2021) (the "Refunded Bonds"), Series 2011 (\$__ principal balance outstanding as of June 30, 2021), Series 2012 (\$__ principal balance outstanding as of June 30, 2021), Series 2014 (\$__ principal balance outstanding as of June 30, 2021), Series 2015 (\$__ principal balance outstanding as of June 30, 2021), Series 2016 (\$__ principal balance outstanding as of June 30, 2021). Also includes the County's lease payment obligations under capital leases entered into in 2010 (\$__ principal balance outstanding as of June 30, 2021) and 2017 (\$__ principal balance outstanding as of June 30, 2021).

* Totals may not foot due to rounding.

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The following table shows the County's ratio of net general bonded debt to assessed value of property and net bonded debt per capita for the last ten fiscal years.

**RATIO OF NET GENERAL BONDED DEBT TO
ASSESSED VALUE AND NET BONDED DEBT PER CAPITA**

Fiscal Year	Population⁽¹⁾	Assessed Value⁽²⁾	Gross Bonded Debt^{(3) (4)}	Less Debt Service Monies Available⁽⁵⁾	Net Bonded Debt	Ratio of Net General Obligation Debt to Assessed Value	Net Bonded Debt Per Capita
2011	68,500	\$12,152,483,497	\$93,283,624	\$2,921,037	\$90,362,587	0.74%	\$1,319
2012	69,451	12,341,704,734	86,134,103	2,920,981	83,213,122	0.67	1,198
2013	70,376	11,991,913,497	80,004,294	2,920,583	77,083,756	0.64	1,095
2014	71,254	12,165,747,571	72,164,244	2,920,369	69,243,875	0.57	972
2015	72,682	12,420,621,529	65,458,589	1,219,616	64,238,973	0.52	884
2016	73,767	12,511,337,556	49,844,842	1,221,521	48,623,321	0.39	659
2017	74,795	12,818,125,753	44,155,482	1,222,024	42,933,458	0.33	574
2018	75,776	13,065,070,419	38,348,323	1,226,463	37,121,860	0.28	460
2019	76,211	13,407,219,197	33,966,163	-	33,966,163	0.25	446
2020	77,202	13,686,990,111	29,479,003	-	29,479,003	0.22	382

Source: James City County Comprehensive Annual Financial Report for June 30, 2020.

⁽¹⁾ From Table 13 of James City County Comprehensive Annual Financial Report for June 30, 2020; based on calendar year

⁽²⁾ From Table 5 of James City County Comprehensive Annual Financial Report for June 30, 2020

⁽³⁾ Includes all long-term general obligation bonded debt, bond anticipation notes, and literary fund loans

⁽⁴⁾ Includes general obligation debt payable from enterprise revenues.

⁽⁵⁾ Debt Service Reserve Funds held by a trustee.

Other Indebtedness and Obligations

The County has no overlapping debt. The Williamsburg-James City County School Board, which is a component unit of the County according to the Government Accounting Standards Board, had no outstanding capitalized leases as of June 30, 2020.

The County closed its landfill in 1994. State and federal laws and regulations require the County to perform certain maintenance and monitoring functions at the site for 10 to 30 years after closure. The County's financial statements for the fiscal year ended June 30, 2020 show \$182,040 as landfill post-closure liability, which represents the liability estimated to monitor the landfill for an average monitoring period of 25 years. See note 10 of the County's audited financial statement in Appendix B for a more complete description of the County's landfill closure and post-closure care cost.

Retirement Systems

The County, the James City Service Authority and the Williamsburg-James City County Public Schools contribute to the Virginia Retirement System ("VRS"), an agent multiple-employer defined benefit pension plan.

All full-time, salaried permanent employees of the County, the JCSA and the Public Schools must participate in the VRS. Plan members are required to contribute 5% of their annual salary to the VRS. In addition, the County, the JCSA and the Public Schools are required to contribute the remaining amounts necessary to fund their participation in the VRS using the actuarial basis specified by statute and approved by the VRS Board of Trustees. The employer contribution rates for the fiscal year ended June 30, 2020 were 10.11%, 5.67% and 3.54% of annual covered payroll for the County, the JCSA and the Public Schools, respectively, resulting in contributions of \$4,085,863, \$265,027 and \$172,427, respectively.

See note 11 of the County's audited financial statements in Appendix B for a more complete description of the County's defined pension benefit obligation as of June 30, 2020.

Post-Employment Benefits Other Than Pensions

For the fiscal year ended June 30, 2009, the County and Public Schools adopted GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. The Statement establishes standards for reporting the liability for the County's nonpension postemployment benefit, the health care plan for retirees.

The County, JCSA and Public Schools provide postemployment health care (OPEB) for qualifying retired employees who are not yet eligible for Medicare through a cost-sharing, multiple-employer (for the County and JCSA) and a single-employer (for the Public Schools) defined benefit plans. The benefits, benefit levels, employee contributions and employer contributions are governed by the County, JCSA and Public Schools and can be amended through their personnel manuals.

The County, JCSA and Public Schools have not established a trust to prefund this liability. The anticipated growth in the net OPEB obligation is based on contributions to the benefit plan on a pay-as-you-go cost basis. The data has been projected into the future based on the assumption the current active population remains constant. Retirees pay the full rate of coverage under the medical plan.

Currently, covered full-time active employees who retire directly from the County or JCSA and are at least 55 years of age with 15 years of service are eligible to receive post-employment health care benefits. Each year, retirees participating in the County or JCSA sponsored plans will be given the opportunity to change plans or drop coverage during an open enrollment period. Dental plans are available at the retiree's cost, and therefore, have no GASB 45 liability. There is no coverage for post-Medicare retirees. The County and JCSA do not contribute towards the retiree's health insurance premiums. Therefore, given that the retirees pay their health insurance premiums based on a blended rate, the County and JCSA have an implicit liability.

The Public Schools provides a single-employer defined benefit medical plan and a retiree health insurance premium contribution plan that covers retirees until they reach 65 years of age. There is no coverage for retirees or their spouses once they reach the age of 65 and are eligible for Medicare. Both plans were established under the authority of the Williamsburg-James City County School Board and any amendments to the plans must be approved by the School Board. The Schools' retiree health insurance premium contribution plan allows eligible retirees to receive a \$62.50 contribution monthly toward their health insurance premium. The retiring employee must have a minimum of twelve continuous years of service with Williamsburg-James City County Public Schools.

In 2020 a consulting firm conducted an actuarial valuation study using the entry age normal funding method. The actuarial assumptions included calculations based on a discount rate of 3.13% for the unfunded liability, rate of inflation of 2.5%, and payroll growth of 3.15% to 1.30% for general employees and 2.55% to 1.30% for public safety employees.

At June 30, 2020, the County and JCSA's proportionate shares of the County's retiree healthcare liability were approximately \$4,098,000 and \$381,000, respectively. The Public Schools' net retiree healthcare OPEB liability was approximately \$5,163,000 for fiscal year 2020.

The County, JCSA, and the Public Schools also participate in various cost-sharing and agent multiple-employer OPEB plans provided by VRS, including the Health Insurance Credit Program, Group Life Insurance Program, and Virginia Local Disability Program.

See note 12 of the County's audited financial statements in Appendix B for a more complete description of the County's other post-employment benefits as of June 30, 2020.

Published Financial Information

The County issues and distributes a Comprehensive Annual Financial Report on its financial operations for each fiscal year. The report covers the fiscal year ending the prior June 30. Copies of the Annual Financial Report are available to the public upon request from the Department of Financial and Management Services, 101-F Mounts Bay Road, P.O. Box 8784, Williamsburg, Virginia 23187.

In addition to the Annual Financial Report, the County also annually publishes an Adopted Budget and a five-year Capital Improvements Program. These documents are available through the Department of Financial and Management Services, 101-F Mounts Bay Road, P.O. Box 8784, Williamsburg, Virginia 23187.

NEW ISSUE
BOOK-ENTRY ONLY

Ratings: Moody's: ____
Standard & Poor's: ____
Fitch: ____
(See "Ratings")

In the opinion of Bond Counsel, under current law and subject to the conditions described in the section "TAX EXEMPTION," interest on the Series 2021 Bonds (1) will not be included in gross income for federal income tax purposes, (2) will not be an item of tax preference for purposes of the federal alternative minimum income tax and (3) will be exempt from income taxation by the Commonwealth of Virginia. A holder may be subject to other federal income tax consequences as described in the section "TAX EXEMPTION."

§ _____^{*}
**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA
PUBLIC FACILITY REVENUE REFUNDING BONDS
(COUNTY GOVERNMENT PROJECTS), SERIES 2021**

Dated: Date of Issuance

Due: June 15, as shown on the inside cover

This Official Statement has been prepared by James City County, Virginia (the "County"), on behalf of the Economic Development Authority of James City County, Virginia (the "Authority"), to provide information on the Series 2021 Bonds, the security therefor, the County, the use of the proceeds of the Series 2021 Bonds and other relevant information. Selected information is presented on this cover page for the convenience of the user. To make an informed decision regarding the Series 2021 Bonds, a prospective investor should read this Official Statement in its entirety.

Security

THE SERIES 2021 BONDS WILL BE LIMITED OBLIGATIONS OF THE AUTHORITY, PAYABLE SOLELY FROM CERTAIN PAYMENTS TO BE MADE BY THE COUNTY PURSUANT TO A FINANCING AGREEMENT DATED AS OF JUNE 1, 2016, AS PREVIOUSLY SUPPLEMENTED AND AS FURTHER SUPPLEMENTED BY A SECOND SUPPLEMENTAL FINANCING AGREEMENT DATED AS OF _____, 2021 (TOGETHER, THE "FINANCING AGREEMENT"), BETWEEN THE COUNTY AND THE AUTHORITY; AND FROM CERTAIN FUNDS AND THE INVESTMENT INCOME THEREFROM HELD BY THE TRUSTEE. THE UNDERTAKING BY THE COUNTY TO MAKE PAYMENTS UNDER THE FINANCING AGREEMENT WILL BE SUBJECT TO APPROPRIATIONS BY THE COUNTY BOARD OF SUPERVISORS FROM TIME TO TIME OF SUFFICIENT FUNDS FOR SUCH PURPOSE. NEITHER THE SERIES 2021 BONDS NOR THE FINANCING AGREEMENT CONSTITUTES A DEBT OF THE COUNTY OR A PLEDGE OF THE FAITH AND CREDIT OR TAXING POWER OF THE COUNTY. THE SERIES 2021 BONDS AND THE PREMIUM, IF ANY, AND THE INTEREST ON THEM SHALL NOT BE DEEMED TO CONSTITUTE A DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE COMMONWEALTH OF VIRGINIA OR ANY OF ITS POLITICAL SUBDIVISIONS, INCLUDING THE AUTHORITY AND THE COUNTY. NEITHER THE COMMONWEALTH OF VIRGINIA NOR ANY OF ITS POLITICAL SUBDIVISIONS, INCLUDING THE AUTHORITY AND THE COUNTY, SHALL BE OBLIGATED TO PAY THE PRINCIPAL OF AND PREMIUM, IF ANY, AND INTEREST ON THE SERIES 2021 BONDS OR OTHER COSTS INCIDENT TO THEM EXCEPT FROM THE REVENUES AND RECEIPTS PLEDGED FOR SUCH PURPOSE. THE AUTHORITY HAS NO TAXING POWER.

Issued Pursuant To

The Series 2021 Bonds will be issued pursuant to an Agreement of Trust dated as of June 1, 2016, as previously supplemented and as further supplemented by a Third Supplemental Agreement of Trust dated as of _____, 2021, between the Authority and Wilmington Trust, National Association, as Trustee.

Trustee

Wilmington Trust, National Association

Purpose

The proceeds of the Series 2021 Bonds will be used to (a) refund the Refunded Bonds (as defined herein), and (b) finance the costs of issuing the Series 2021 Bonds and refunding the Refunded Bonds.

Interest Payment Dates

June 15 and December 15, commencing _____, ____

Regular Record Dates

June 1 and December 1

Redemption

The Series 2021 Bonds are subject to optional [and mandatory sinking fund] redemption as set forth herein.

Denominations

\$5,000 and integral multiples thereof.

Closing/Delivery Date

On or about _____, 2021.

Registration

Full book-entry only; The Depository Trust Company, New York, New York

Bond Counsel

Hunton Andrews Kurth LLP, Richmond, Virginia

County Attorney

Adam Kinsman, Esquire

Authority Counsel

Adam Kinsman, Esquire

Dated: _____, 2021

^{*} Preliminary subject to change.

\$ _____ *

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

**PUBLIC FACILITY REVENUE REFUNDING BONDS
(COUNTY GOVERNMENT PROJECTS), SERIES 2021**

June 15*	Principal Amount*	Interest Rate	Yield	CUSIP**
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* Preliminary, subject to change.

** Copyright 2013, American Bankers Association. CUSIP® is a registered trademark of the American Bankers Association. CUSIP data herein are provided by Standard & Poor's CUSIP Service Bureau, a division of the McGraw-Hill Companies, Inc. The CUSIP numbers listed above are being provided solely for the convenience of Bondholders only at the time of issuance of the Series 2021 Bonds, and the County makes no representation with respect to such numbers nor undertakes any responsibility for their accuracy now or at any time in the future. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Series 2021 Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Series 2021 Bonds.

The Series 2021 Bonds will be exempt from registration under the Securities Act of 1933, as amended. As obligations of a political subdivision of the Commonwealth of Virginia, the Series 2021 Bonds will also be exempt from registration under the securities laws of Virginia.

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representation should not be relied upon as having been authorized by the Authority or the County. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor will there be any sale of the Series 2021 Bonds by any person in any state in which it is unlawful for such person to make such offer, solicitation or sale.

All quotations from and summaries and explanations of provisions of law and documents herein do not purport to be complete, and reference is made to such laws and documents for full and complete statements of their provisions. Any statements made in this Official Statement involving estimates or matters of opinion, whether or not expressly so stated, are intended merely as estimates or opinion and not as representations of fact. This Official Statement speaks as of its date except where specifically noted otherwise and is subject to change without notice. Neither the delivery of this Official Statement, any sale made hereunder, nor any filing of this Official Statement shall under any circumstances create an implication that there has been no change in the affairs of the County or the Authority since the date of this Official Statement or imply that any information herein is accurate or complete as of any later date.

The Trustee has not reviewed or participated in the preparation of this Official Statement.

Certain persons participating in this offering may engage in transactions that stabilize, maintain or otherwise affect the price of the Series 2021 Bonds, including transactions to (a) overalloc in arranging the sales of the Series 2021 Bonds and (b) make purchases and sales of the Series 2021 Bonds, for long or short account, on a when-issued basis or otherwise, at such prices, in such amounts and in such manner as the underwriter may determine.

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OFFICIAL STATEMENT

§ _____ *

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA
PUBLIC FACILITY REVENUE REFUNDING BONDS
(COUNTY GOVERNMENT PROJECTS) SERIES 2021**

SECTION ONE: INTRODUCTION

The purpose of this Official Statement, which includes the cover page and appendices hereto, is to provide information in connection with the issuance by the Economic Development Authority of James City County, Virginia (the “Authority”), a political subdivision of the Commonwealth of Virginia (the “Commonwealth”), of its § _____ * Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021 (the “Series 2021 Bonds”). The following introductory material is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement, reference to which is hereby made for all purposes. Certain capitalized terms used in this Official Statement are defined in Appendix A - “Definitions of Certain Terms.”

The Series 2021 Bonds will be offered for sale through competitive bidding on _____, 2021. The Notice of Sale relating to the Series 2021 Bonds and describing the competitive bidding process is attached hereto as Appendix H.

The Issuer

The issuer of the Series 2021 Bonds is the Economic Development Authority of James City County, Virginia, a political subdivision of the Commonwealth of Virginia.

The Series 2021 Bonds

The proceeds of the Series 2021 Bonds will be used to (a) refund the Refunded Bonds (as defined herein), and (b) finance the costs of issuing the Series 2021 Bonds and refunding the Refunded Bonds.

The Series 2021 Bonds will consist of § _____ * Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021, dated the date of issuance and maturing on June 15 in the years and in the amounts set forth on the inside cover of this Official Statement. Interest on the Series 2021 Bonds will be payable on each June 15 and December 15, beginning _____, _____, until the earlier of maturity or redemption, at the rates set forth on the inside cover of this Official Statement.

The Series 2021 Bonds will be issued in accordance with the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the “Act”), and pursuant to a bond resolution adopted by the Authority on _____, 2021, and an Agreement of Trust dated as of June 1, 2016, as previously supplemented (the “Master Trust Agreement”), and as further supplemented by a Third Supplemental Agreement of Trust dated as of _____, 2021 (the “Third Supplemental Trust Agreement” and, together with the Master Trust Agreement, the “Trust Agreement”), both between the Authority and Wilmington Trust, National Association, as trustee (the “Trustee”). Pursuant to the terms of the Trust Agreement, the Authority has determined to issue from time to time revenue bonds or notes and use the proceeds thereof to finance and refinance certain “authority facilities” (as defined in the Act), as requested by James City County, Virginia (the “County”). The Authority and the County have entered into a Financing Agreement dated as of June 1, 2016, as previously supplemented and as further supplemented by a Second Supplemental Financing Agreement dated as of _____, 2021 (together, the “Financing Agreement”), pursuant to which the County has requested the Authority to refund the Refunded Bonds with the proceeds of the Series 2021 Bonds, and the County has agreed, subject to appropriation by the Board of Supervisors of the County (the “County Board”), to support such requests by paying to or on behalf of the Authority

* Preliminary, subject to change.

amounts sufficient to pay the principal of and premium, if any, and interest due on the Series 2021 Bonds (the “Basic Payments”) and other amounts due under the Financing Agreement (the “Additional Payments”).

The Series 2021 Bonds, the premium, if any, and the interest thereon will be limited obligations of the Authority payable solely from the revenues and receipts derived by the Authority under the Financing Agreement, which revenues and receipts have been pledged and assigned to secure payment thereof, and from certain funds established under the Trust Agreement, and the investment income therefrom. The Series 2021 Bonds, the premium, if any, and the interest thereon shall not be deemed to constitute a debt or a pledge of the faith and credit of the Commonwealth or any political subdivision thereof, including the Authority and the County. Neither the Commonwealth nor any political subdivision thereof, including the Authority and the County, shall be obligated to pay the principal of or premium, if any, or interest on the Series 2021 Bonds or other costs incident thereto except from the revenues and receipts pledged and assigned therefor, and neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof, including the Authority and the County, is pledged to the payment of the principal of or premium, if any, or interest on the Series 2021 Bonds or other costs incident thereto.

A more complete description of the Trust Agreement and the Financing Agreement is provided in Appendix B - “Summary of the Financing Documents.”

Redemption*

The Series 2021 Bonds are subject to optional and [mandatory sinking fund] redemption as set forth in “THE SERIES 2021 BONDS - Redemption” in Section Two.

Delivery

The Series 2021 Bonds are offered for delivery when, as and if issued, subject to the approval of validity by Hunton Andrews Kurth LLP, Richmond, Virginia, Bond Counsel, and to certain other exceptions referred to herein. Certain legal matters will be passed upon for the County and the Authority by the County Attorney.

Ratings

The Series 2021 Bonds have been rated as shown on the cover page thereto by Fitch Ratings, One State Street Plaza, New York, New York 10004, Moody’s Investors Service, 99 Church Street, New York, New York 10007, and Standard & Poor’s Public Finance Ratings, 55 Water Street, New York, New York 10041. A more complete description of each rating is provided in the section “RATINGS” in Section Three.

Financial Advisor

Davenport & Company LLC, Richmond, Virginia, is employed as Financial Advisor to the County in connection with the issuance of the Series 2021 Bonds. The Financial Advisor’s fee for services rendered with respect to the sale of the Series 2021 Bonds is contingent upon the issuance and delivery of the Series 2021 Bonds.

Continuing Disclosure

For purposes of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission (“SEC”), the County is an obligated person with respect to the Series 2021 Bonds. The County has agreed to execute a Continuing Disclosure Agreement at closing to assist the underwriter in complying with the provisions of the Rule as in effect on the date hereof, by providing annual financial information and certain event notices required by the Rule. See “CONTINUING DISCLOSURE” in Section Three.

* Preliminary, subject to change.

Additional Information

Any questions concerning the content of this Official Statement should be directed to 101-D Mounts Bay Road, P.O. Box 8784, Williamsburg, Virginia 23187-8784 (Telephone No. 757-253-6805), or the County's Financial Advisor, Davenport & Company LLC (804-697-2900).

SECTION TWO: THE SERIES 2021 BONDS

THE AUTHORITY

The Authority is a political subdivision of the Commonwealth of Virginia created pursuant to the Act. The Act empowers the Authority to make loans to, among others, a county in furtherance of the purposes of the Act, to finance and refinance facilities for use by a county and to issue its revenue bonds from time to time for such purposes.

The Authority is not obligated to pay the principal of or premium, if any, or interest on the Series 2021 Bonds or other costs incident thereto except from amounts received therefor under the Financing Agreement. **The Authority has no taxing power.**

THE SERIES 2021 BONDS

General

The Series 2021 Bonds will be dated the date of issuance, will bear interest from their date, payable semiannually on each June 15 and December 15, beginning _____, _____, at the rates, and will mature on June 15 in the years and amounts as set forth on the inside cover of this Official Statement. If such interest payment date is not a Business Day, such payment will be made on the next succeeding Business Day with the same effect as if made on the interest payment date and no additional interest will accrue. Interest on the Series 2021 Bonds will be payable by check or draft mailed to the registered owner at his address as it appears on the registration books kept by the Trustee as of the June 1 and December 1 preceding each respective payment date; provided, however, that at the option of a registered owner of at least \$1,000,000 of Series 2021 Bonds, payment will be made by wire transfer pursuant to the most recent wire instructions received by the Trustee from such registered owner.

The Series 2021 Bonds will be issued as fully registered bonds, in denominations of \$5,000 or integral multiples thereof, initially in book-entry form only in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). Individual purchases of beneficial ownership in the Series 2021 Bonds will be made in principal amounts of \$5,000 and multiples of \$5,000. Individual purchasers of beneficial ownership in the Series 2021 Bonds (the "Beneficial Owners") will not receive physical delivery of bond certificates. Transfer of the Series 2021 Bonds and payment of principal of and premium, if any, and interest on the Series 2021 Bonds will be effected as described below in this section. If the book-entry system is discontinued, bond certificates will be delivered as described in the Trust Agreement, and Beneficial Owners will become registered owners of the Series 2021 Bonds. Registered owners of the Series 2021 Bonds, whether Cede & Co. or, if the book-entry system is discontinued, the Beneficial Owners, will be defined in this Official Statement as the "Bondholders." **So long as Cede & Co. is the sole Bondholder, as nominee for DTC, reference in this Official Statement to Bondholders means Cede & Co. and does not mean the Beneficial Owners.** See Appendix G - "Book-Entry Only System."

The Series 2021 Bonds will be limited obligations of the Authority as described more fully in the section "SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2021 BONDS."

Redemption*

Optional Redemption. The Series 2021 Bonds maturing on and before June 15, _____, will not be subject to redemption prior to maturity. The Series 2021 Bonds maturing on and after June 15, _____, will be subject to

* Preliminary, subject to change.

redemption prior to maturity, at the option of the Authority upon the direction of the County, on or after June 15, _____, in whole or in part (in \$5,000 integrals) at any time, upon payment of 100% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

Selection of Bonds. If less than all of the Series 2021 Bonds are called for redemption, the Series 2021 Bonds (or principal portions thereof) to be redeemed shall be selected by the Authority (at the direction of the County). If less than all of the Series 2021 Bonds of a particular maturity are called for redemption, DTC or any successor securities depository will select the particular Series 2021 Bonds within each maturity to be redeemed pursuant to its rules and procedures or, if the book-entry system is discontinued, the Series 2021 Bonds to be redeemed will be selected by the Trustee (as hereinafter defined). In either case, each portion of the \$5,000 principal amount is counted as one Series 2021 Bond for such purpose.

Mandatory Sinking Fund Redemption. The Final Official Statement will contain the provisions for any Series 2021 Bonds subject to mandatory sinking fund redemption.

Notice of Redemption. Notice of redemption will be given by the Trustee by facsimile transmission, registered or certified mail or overnight express delivery not less than 30 nor more than 60 days before the redemption date to DTC, or, if DTC is no longer serving as securities depository for the Series 2021 Bonds, to the substitute securities depository, or, if none, to the respective registered owner of each Series 2021 Bond to be redeemed at the address shown on the registration books maintained by the Trustee. This notice of redemption will also be given to certain securities depositories and certain national information services which disseminate redemption notices. During the period that DTC or its nominee is the registered owner of the Series 2021 Bonds, the Trustee will not be responsible for mailing notices of redemption to the Beneficial Owners.

At the direction of the County, the Trustee may give a notice of redemption prior to a deposit of redemption moneys if such notice states that the redemption is to be funded with the proceeds of a refunding bond issue and is conditioned on the deposit of such proceeds. Provided that moneys are deposited on or before the redemption date, such notice will be effective when given. If such proceeds are not available on the redemption date, such Series 2021 Bonds will continue to bear interest until paid at the same rate they would have borne had they not been called for redemption and principal will continue to be payable as scheduled. On presentation and surrender of the Series 2021 Bonds called for redemption at the place or places of payment, such Series 2021 Bonds will be paid and redeemed.

Effect of Redemption. On the date on which any Series 2021 Bonds have been called for redemption and sufficient funds for their payment on the redemption date are held by the Trustee, interest on such Series 2021 Bonds will cease to accrue and their registered owners will be entitled to receive payment only from the Trustee from funds available for that purpose.

Plan of Finance

On _____, 2021, the County Board adopted a resolution approving the issuance of the Series 2021 Bonds to refund the Refunded Bonds and expressing its intent to appropriate sufficient funds for such purpose and to recommend to future County Boards to do likewise. The County expects to use proceeds of the Series 2021 Bonds to (a) currently refund and defease the Authority's outstanding Lease Revenue Bonds (County of James City, Virginia Capital Projects) Series 2012 (the "Series 2012 Bonds"); and (b) pay the costs incurred in connection with issuing the Series 2021 Bonds and refunding the Refunded Bonds. The maturity dates and principal amounts of the Series 2012 Bonds to be refunded (the "Refunded Bonds") are set forth below:

Refunded Bonds

Maturity (June 15)	Principal Amount	Redemption Date
-------------------------------	-----------------------------	------------------------

A portion of the proceeds of the Series 2021 Bonds will be deposited as cash in the Bond Fund for the Series 2012 Bonds (the “2012 Bond Fund”) held by Regions Bank, as trustee for the Series 2012 Bonds, pursuant to an Indenture of Trust dated as of September 1, 2012, with the Authority. Such cash will be sufficient to pay principal of and interest on the Refunded Bonds on the Redemption Date. [_____] (the “Verification Agent”), has verified the arithmetic accuracy of the mathematical computations of the adequacy of the cash deposited to the 2012 Bond Fund to pay the Refunded Bonds through the Redemption Date. See “VERIFICATION OF MATHEMATICAL COMPUTATIONS.”]

Estimated Sources and Uses of Funds

The proceeds received from the sale of the Series 2021 Bonds are expected to be applied as follows:

Sources of Funds

Principal Amount of Bonds	\$ _____
[Plus/Less [Net] Original Issue Premium/Discount]	(_____)
Total Sources	\$ _____

Uses of Funds

Deposit to Series 2012 Bond Fund	\$ _____
Costs of Issuance (including underwriter’s discount)	_____
Total Uses	\$ _____

Estimated Debt Service Requirements

The Final Official Statement will contain a table setting forth the estimated debt service requirements on the Series 2021 Bonds.

SECURITY AND SOURCES OF PAYMENT FOR THE SERIES 2021 BONDS

The following is a summary of the sources of security and sources of payment for the Series 2021 Bonds. The references to the Series 2021 Bonds and the Financing Agreement are qualified in their entirety by reference to such documents.

Security for the Series 2021 Bonds

The Series 2021 Bonds will be equally and ratably secured by (1) Basic Payments, which will be assigned by the Authority to the Trustee and will be applied to the payment of principal of, premium, if any, and interest on the Series 2021 Bonds as set forth in the Trust Agreement, without preference, priority or distinction of any Bond over any other Bond, and (2) certain funds established under the Trust Agreement and the investment income therefrom. The Series 2021 Bonds are equally and ratably secured under the Trust Agreement as to the pledge of Basic Payments with the Authority’s Public Facility Revenue Bonds (James City County School Project), Series 2016, originally issued in the principal amount of \$26,750,000 (the “Series 2016 Bonds”), the Authority’s Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2018, originally issued in the principal amount of \$21,015,000, and any Additional Bonds that may hereafter be issued under the Trust Agreement; provided that any lease agreement or financing lease relating to a particular Series of Bonds will secure only such Bonds (unless otherwise provided in a Supplemental Trust Agreement), moneys in any account or subaccount of the Bond Fund relating to a particular Series of Bonds will secure only such Bonds, moneys in any account or subaccount of the Project Fund relating to a particular Series of Bonds will secure only such Bonds, and moneys in any account or subaccount of the Debt Service Reserve Fund relating to a particular Series of Bonds will secure only such Bonds (and may also secure any Additional Bonds issued to refund prior Bonds).

The Series 2021 Bonds, the premium, if any, and the interest thereon will be limited obligations of the Authority payable solely from the revenues and receipts derived by the Authority under the Financing

Agreement, which revenues and receipts have been pledged and assigned to secure payment thereof, and from certain funds established under the Trust Agreement and the investment income therefrom. The undertaking by the County to make payments under the Financing Agreement is subject to appropriation by the County Board. The County Board has no legal obligation to make any such appropriations. See the section “BONDHOLDERS’ RISKS” in Section Three.

The Series 2021 Bonds, the premium, if any, and the interest thereon will not be deemed to constitute a debt or a pledge of the faith and credit of the Commonwealth or any political subdivision thereof, including the Authority and the County. Neither the Commonwealth nor any political subdivision thereof, including the Authority and the County, will be obligated to pay the principal of or premium, if any, or interest on the Series 2021 Bonds or other costs incident thereto except from the revenues and receipts pledged and assigned therefor, and neither the faith and credit nor the taxing power of the Commonwealth or any political subdivision thereof, including the Authority and the County, is pledged to the payment of the principal of or premium, if any, or interest on the Series 2021 Bonds or other costs incident thereto. The Authority has no taxing power.

Financing Agreement

The Authority is issuing the Series 2021 Bonds for the purpose of providing funds to (a) refund the Refunded Bonds, and (b) finance the costs of issuing the Series 2021 Bonds and refunding the Refunded Bonds. The Financing Agreement provides for the County to make payments on behalf of the Authority that will be sufficient to pay the principal of and premium, if any, and interest on the Bonds (currently consisting of the Series 2016 Bonds, the Series 2018 Bonds and the Series 2021 Bonds) as the same shall become due in accordance with their terms and provisions and the terms of the Trust Agreement. The undertaking by the County to make payments under the Financing Agreement will constitute a current expense of the County, subject to appropriation by the County Board from time to time of sufficient funds for such purpose. The County will not be liable for any such payments due under the Financing Agreement unless and until funds have been appropriated by the County Board for payment and then only to the extent of such appropriation.

The Financing Agreement provides for the County to pay to the Trustee, as assignee of the Authority, Basic Payments in amounts calculated to be sufficient to pay principal of and interest when due on the Series 2016 Bonds, the Series 2018 Bonds, the Series 2021 Bonds and any Additional Bonds issued under the Trust Agreement. Basic Payments will be due at least 14 calendar days prior to the respective principal or interest payment dates on the Series 2016 Bonds, the Series 2018 Bonds, the Series 2021 Bonds and any Additional Bonds. The Financing Agreement also provides for the County to pay certain Additional Payments, including any redemption premium that may be payable on the Series 2021 Bonds and any Additional Bonds.

Other provisions of the Financing Agreement are summarized in Appendix B - “Summary of the Financing Documents.”

The undertaking by the County to make payments under the Financing Agreement constitutes neither a debt of the County within the meaning of any constitutional or statutory limitation nor a liability of or a lien or charge upon funds or property of the County beyond any Fiscal Year for which the County has appropriated moneys to make such payments. Neither the Trustee nor the Authority shall have any obligation or liability to the Bondholders with respect to the County’s obligations to make payments under the Financing Agreement or with respect to the performance by the County of any other covenant contained therein.

No Series Debt Service Reserve Account Established for the Series 2021 Bonds

The Trust Agreement provides for the establishment of a Debt Service Reserve Fund to be held by the Trustee and, if funded, a separate Series Debt Service Reserve Account for a particular Series of Bonds. No Series Debt Service Reserve Account will be established for the Series 2021 Bonds.

Bond Fund

Under the Trust Agreement, the Authority pledges to the Trustee all right, title and interest to the Financing Agreement, including the Basic Payments and Additional Payments made by the County, but excluding certain rights to receive payment of the Authority's fees and expenses and to receive notices thereunder. Such payments under the Financing Agreement, along with funds on deposit in the Bond Fund, are pledged to the payment of principal of and premium, if any, and interest on the Bonds.

The Trust Agreement provides that the Trustee will deposit in the Bond Fund all Basic Payments received by the Trustee from the County under the Financing Agreement, together with any amounts transferred from the Series 2021 Cost of Issuance Account. From the amounts received by the Trustee from the County, the Trustee will deposit in the subaccount in the Interest Account an amount equal to the interest due and payable on the next interest payment date for the Series 2021 Bonds and will deposit in the subaccount established for the Series 2021 Bonds in the Principal Account an amount equal to the principal due and payable on the next principal payment date for the Series 2021 Bonds. If a redemption premium is payable on the Series 2021 Bonds, the Trustee will deposit in the subaccount in the Premium Account of the Bond Fund that portion of an Additional Payment representing the amount of the redemption premium due. For additional information concerning the Bond Fund, see Appendix B - "Summary of the Financing Documents – THE TRUST AGREEMENT."

Project Fund

The Trust Agreement establishes within the Project Fund a Series 2021 Cost of Issuance Account into which the Trustee will deposit a portion of the proceeds of the Series 2021 Bonds. The Trustee will use money in the Series 2021 Cost of Issuance Account solely to pay costs of issuing the Series 2021 Bonds and refunding the Refunded Bonds. The Trustee will make payments from the Series 2021 Cost of Issuance Account upon receipt of requisitions signed on behalf of the County providing required information with respect to the use of the amounts being requisitioned. For additional information concerning the Project Fund, see Appendix B - "Summary of the Financing Documents – THE TRUST AGREEMENT."

Additional Bonds

The Authority may issue from time to time Additional Bonds secured on an equal and ratable basis with the Series 2016 Bonds, the Series 2018 Bonds and the Series 2021 Bonds (a) to finance or refinance the Cost of a Project, (b) to refund any Bonds previously issued or (c) for a combination of such purposes. Any such Additional Bonds will be issued under a Supplemental Trust Agreement and an amendment to the Financing Agreement providing for modification of the amount of Basic Payments to provide for a new amount of Basic Payments sufficient to pay principal of and interest on all Bonds then Outstanding under the Trust Agreement.

SECTION THREE: MISCELLANEOUS

JAMES CITY COUNTY

Appendix C contains financial and demographic information concerning the County. The County's audited financial statements for the Fiscal Year ended June 30, 2020, are contained in Appendix D. The County's outside auditor has not been engaged to perform, and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The County's outside auditor has not performed any procedures relating to this Official Statement.

BONDHOLDERS' RISKS

The purchase of the Series 2021 Bonds involves a degree of risk; therefore, prospective purchasers of the Series 2021 Bonds should review this Official Statement in its entirety in order to identify risk factors and make an informed investment decision. A number of factors, including those set forth below, may affect the County's ability or willingness to make timely payments sufficient for the Trustee to pay debt service on the Series 2021 Bonds:

(1) Source of Payments. The Series 2021 Bonds are not general obligations of the Authority or the County but are payable only from revenues received by the Trustee on behalf of the Authority from payments made by the County under the Financing Agreement and other moneys held by the Trustee and pledged to the payment of the Series 2021 Bonds. The ability of the Authority to make timely payments of principal and premium, if any, and interest on the Series 2021 Bonds depends solely on the ability of the County to make timely payments under the Financing Agreement. The undertaking by the County to make payments under the Financing Agreement is subject to and dependent upon amounts being lawfully appropriated from time to time by the County Board for such purpose. The undertaking by the County to make payments under the Financing Agreement is not a debt of the County within the meaning of any constitutional or statutory limitation nor a pledge of the faith and credit or the taxing power of the County. **The County Board is not legally obligated to appropriate the funds necessary to meet the County's financial obligation under the Financing Agreement.**

(2) Non-Appropriation and Limited Remedies. The County Administrator or other officer charged with the responsibility for preparing the County's annual budget is required to include in the proposed County budget for each Fiscal Year as a single appropriation the amount of all Basic Payments and estimated Additional Payments coming due during such Fiscal Year. Throughout the term of the Financing Agreement, the County Administrator or other officer charged with the responsibility for preparing the County's annual budget is required to deliver to the Trustee and the Authority within 10 days after its adoption, but not later than 10 days after the beginning of each Fiscal Year, a copy of the County's adopted Annual Budget that includes an approval of funds sufficient to pay or be credited to the Basic Payments and estimated Additional Payments coming due for the relevant Fiscal Year. If any adopted annual budget does not include an appropriation of funds sufficient to pay both Basic Payments and estimated Additional Payments coming due for the relevant Fiscal Year, the County Administrator will request the County Board to take a roll call vote immediately after adoption of such annual budget acknowledging the impact of its failure to appropriate such funds. If, by 15 days after the beginning of the Fiscal Year, the County Board has not appropriated funds for the payment of both Basic Payments and estimated Additional Payments coming due for the then current Fiscal Year, the County Administrator or other officer charged with the responsibility for preparing the County's annual budget is required to give written notice to the County Board of the consequences of such failure to appropriate and to request the County Board to consider a supplemental appropriation for such purposes.

In the event of non-appropriation of funds by the County Board, neither the County nor the Authority may be held liable for the principal of and premium, if any, and interest payments on the Series 2021 Bonds following the last Fiscal Year in which funds to make payment under the Financing Agreement were appropriated by the County Board. In the event of non-appropriation, moneys already on deposit in the Bond Fund will be used for the payment of principal of and premium, if any, and interest payments on the Series 2021 Bonds but these moneys may not be sufficient to pay the Series 2021 Bonds in full.

Upon an Event of Default under the Trust Agreement, the Trustee has no right to accelerate the payment of the Series 2021 Bonds by declaring the entire principal of and interest on the Series 2021 Bonds to be due and payable. Similarly, upon an Event of Default under the Financing Agreement, the Authority has no right to accelerate the payment of Basic Payments by declaring the Basic Payments to be due and payable.

(3) Political Risk. The current County Board has evidenced in its resolution adopted in connection with the Series 2021 Bonds a present intent to make future appropriations of such funds as may be necessary to make payments due under the Financing Agreement as and when such payments become due. There can be no guarantee, however, that the County Board will retain its current constituency in the future, and there can be no guarantee that a future County Board will retain the current County Board's policy with respect to the Series 2021 Bonds.

(4) Limitation on Enforceability of Remedies. The realization of any rights upon a default will depend upon the exercise of various remedies specified in the Trust Agreement and the Financing Agreement. Any attempt by the Trustee to enforce such remedies may require judicial action, which is often subject to discretion and delay. Under existing law, certain of the legal and equitable remedies specified in the Trust Agreement and the Financing Agreement may not be readily available or may not be enforced to the extent such remedy may contravene public policy.

[(5) COVID-19. The outbreak of the novel coronavirus (“COVID-19”) is a significant event that has had and will have ongoing, material effects on the County’s finances and operations. See “Recent Developments” in the section “Introduction” in Appendix C for a discussion of the effects of COVID-19 on the County.]

RATINGS

Fitch Ratings (“Fitch”), One State Street Plaza, New York, New York 10004, has assigned a rating of “___” to the Series 2021 Bonds; Moody’s Investors Service (“Moody’s”), 7 World Trade Center, 250 Greenwich Street, New York, New York, has assigned a rating of “___” to the Series 2021 Bonds; and Standard & Poor’s Ratings Services, a division of the McGraw-Hill Companies, Inc. (“Standard & Poor’s”), 55 Water Street, New York, New York, has assigned a rating of “___” to the Series 2021 Bonds.

Such ratings reflect only the respective views of such organizations and any desired explanation of the significance of such ratings should be obtained from the rating agency furnishing the same. Generally, rating agencies base their ratings on such materials and information, as well as their own investigations, studies and assumptions. There is no assurance that the ratings will continue for any given period of time or that such ratings will not be revised, suspended or withdrawn if, in the judgment of Fitch, Moody’s or Standard & Poor’s, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Series 2021 Bonds.

[VERIFICATION OF MATHEMATICAL COMPUTATIONS]

[The arithmetical accuracy of certain computations included in the schedules provided by the Financial Advisor on behalf of the County relating to the adequacy of the cash deposited into the 2012 Bond Fund to make the forecasted payments of principal and interest on the Refunded Bonds on the Redemption Date, and supporting the conclusion of Bond Counsel that the Series 2021 Bonds do not constitute “arbitrage bonds” under Section 148 of the Internal Revenue Code of 1986, as amended, was examined by the Verification Agent. Such computations were based solely upon assumptions and information supplied by the Financial Advisor on behalf of the County. The Verification Agent has restricted its procedures to examining the arithmetical accuracy of certain computations and has not made any study or evaluation of the assumptions and information upon which the computations are based and, accordingly, has not expressed an opinion on the data used, the reasonableness of the assumptions, or the achievability of the forecasted outcome.]

BONDS ELIGIBLE FOR INVESTMENT AND SECURITY FOR PUBLIC DEPOSITS

The Act provides that bonds issued pursuant thereto shall be legal and authorized investments for banks, savings banks, trust companies, building and loan associations, insurance companies, fiduciaries, trustees and guardians and for all public funds of the Commonwealth or other political corporations or subdivisions of the Commonwealth. No representation is made as to the eligibility of the Series 2021 Bonds for investment or any other purchase under any law of any other state. The Act also provides that bonds, such as the Series 2021 Bonds, issued pursuant thereto may properly and legally be deposited with and received by any state or municipal officer or any agency or political subdivision of the Commonwealth for any purpose for which the deposit of bonds or obligations of the Commonwealth is now or may hereafter be authorized by law.

LITIGATION

To the best information, knowledge and belief of the Authority and the County, there is no litigation of any kind now pending or threatened to restrain or enjoin the issuance or delivery of the Series 2021 Bonds, in any manner questioning the proceedings and authority under which the Series 2021 Bonds are being issued, or affecting the power and authority of the Authority, the County or the County Board to execute or perform their obligations under the Financing Agreement or the Trust Agreement or to make payments due under the Financing Agreement. In addition, to the best information, knowledge and belief of the County, there is no litigation presently pending or threatened against the County that, in the event of an unfavorable decision, would have a material adverse effect upon the financial condition of the County.

LEGAL MATTERS

Certain legal matters relating to the authorization and validity of the Series 2021 Bonds will be subject to the approving opinion of Hunton Andrews Kurth LLP, Richmond, Virginia, Bond Counsel, which will be furnished at the expense of the County upon delivery of the Series 2021 Bonds, in substantially the form set forth as Appendix E (the “Bond Opinion”). The Bond Opinion will be limited to matters relating to the authorization and validity of the Series 2021 Bonds and to the tax-exempt status of interest thereon as described in the section “TAX EXEMPTION.” The Bond Opinion will make no statement as to the financial resources of the County or the Authority or their ability to provide for payment of the Series 2021 Bonds or as to the accuracy or completeness of this Official Statement or any other information that may have been relied on by anyone in making the decision to purchase Bonds.

Certain legal matters will be passed upon for the Authority and the County by the County Attorney.

TAX EXEMPTION

Opinion of Bond Counsel

In the opinion of Bond Counsel, under current law, interest, including accrued original issue discount (“OID”), on the Series 2021 Bonds, (a) will not be included in gross income for federal income tax purposes, (b) will not be an item of tax preference for purposes of the federal alternative minimum income tax, and (c) will be exempt from income taxation by the Commonwealth of Virginia. Except as discussed below regarding OID, no other opinion will be expressed by Bond Counsel regarding the tax consequences of the ownership of or the receipt or accrual of interest on the Series 2021 Bonds. Further, no opinion will be expressed by Bond Counsel as to the treatment for federal income tax purposes of any interest paid on the Series 2021 Bonds in the event of non-appropriation or default by the County.

Bond Counsel’s opinion will be given in reliance upon certifications by representatives of the Authority and the County as to certain facts relevant to both the opinion and requirements of the Internal Revenue Code of 1986, as amended (the “Code”), and is subject to the condition that there is compliance subsequent to the issuance of the Series 2021 Bonds with all requirements of the Code that must be satisfied in order for interest thereon to remain excludable from gross income for federal income tax purposes. The Authority and the County have covenanted to comply with the current provisions of the Code regarding, among other matters, the use, expenditure and investment of the proceeds of the Series 2021 Bonds and the timely payment to the United States of any arbitrage rebate amounts with respect to the Series 2021 Bonds. Failure by the County or the Authority to comply with such covenants, among other things, could cause interest, including accrued OID, on the Series 2021 Bonds to be included in gross income for federal income tax purposes retroactively to their date of issue.

Customary practice in the giving of legal opinions includes not detailing in the opinion all of the assumptions, limitations and exclusions that are a part of the conclusions therein. See “Statement on the Role of Customary Practice in the Preparation and Understanding of Third-Party Legal Opinions,” 63 Bus. Law. 1277 (2008), and “Legal Opinion Principles,” 53 Bus. Law. 831 (May 1998). Purchasers of the Series 2021 Bonds should seek advice or counsel concerning such matters as they deem prudent in connection with their purchase of Series 2021 Bonds.

Original Issue Discount

The initial public offering prices of the Series 2021 Bonds maturing in the years ____ through ____ (the “OID Bonds”) will be less than their stated principal amount. In the opinion of Bond Counsel, under current law, the difference between the stated principal amount and the initial offering price of the OID Bonds to the public (excluding bond houses and brokers) at which a substantial amount of such Series 2021 Bonds is sold will constitute OID. The offering prices set forth on the inside cover of this Official Statement for the OID Bonds are expected to be the initial offering prices to the public at which a substantial amount of such Series 2021 Bonds are sold.

Under the Code, for purposes of determining a Bondholder's adjusted basis in an OID Bond, OID treated as having accrued while the Bondholder holds the Series 2021 Bond will be added to the Bondholder's basis. OID will accrue on a constant yield-to-maturity method. The adjusted basis will be used to determine taxable gain or loss upon the sale or other disposition (including redemption or payment at maturity) of an OID Bond.

Prospective purchasers of OID Bonds should consult their own tax advisors as to the calculation of accrued OID and the state and local tax consequences of owning or disposing of OID Bonds.

Original Issue Premium

Series 2021 Bonds purchased, whether upon issuance or otherwise, for an amount (excluding any amount attributable to accrued interest) in excess of their principal amount will be treated for federal income tax purposes as having amortizable bond premium. A holder's basis in such a Bond must be reduced by the amount of premium which accrues while such Bond is held by the holder. No deduction for such amount will be allowed, but it generally will offset interest on the Series 2021 Bonds while so held. Purchasers of such Bonds should consult their own tax advisors as to the calculation, accrual and treatment of amortizable bond premium and the state and local tax consequences of holding such Bonds.

Other Tax Matters

In addition to the matters addressed above, prospective purchasers of the Series 2021 Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences to certain taxpayers, including without limitation financial institutions, property and casualty insurance companies, S corporations, foreign corporations subject to the branch profits tax, recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Prospective purchasers of the Series 2021 Bonds should consult their tax advisors as to the applicability and impact of such consequences.

Prospective purchasers of the Series 2021 Bonds should consult their own tax advisors with respect to the status of interest on the Series 2021 Bonds under the tax laws of any state other than Virginia.

The Internal Revenue Service (the "Service") has a program to audit state and local government obligations to determine whether the interest thereon is includable in gross income for federal income tax purposes. If the Service does audit the Series 2021 Bonds, under current Service procedures, the Service will treat the Authority as the taxpayer and the owners of the Series 2021 Bonds will have only limited rights, if any, to participate.

Bond Counsel's opinion represents its legal judgment based on part upon the representations and covenants referenced therein and its review of current law, but is not a guarantee of result or binding on the Service or the courts. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may come to Bond Counsel's attention after the date of its opinion or to reflect any changes in law or the interpretation thereof that may occur or become effective after such date.

There are many events that could affect the value and liquidity or marketability of the Series 2021 Bonds after their issuance, including but not limited to public knowledge of an audit of the Series 2021 Bonds by the Service, a general change in interest rates for comparable securities, a change in federal or state income tax rates, federal or state legislative or regulatory proposals affecting state and local government securities and changes in judicial interpretation of existing law. In addition, certain tax considerations relevant to owners of Series 2021 Bonds who purchase Series 2021 Bonds after their issuance may be different from those relevant to purchasers upon issuance. Neither the opinion of Bond Counsel nor this Official Statement purports to address the likelihood or effect of any such potential events or such other tax considerations and purchasers of the Series 2021 Bonds should seek advice concerning such matters as they deem prudent in connection with their purchase of Series 2021 Bonds.

FINANCIAL ADVISOR

Davenport & Company LLC, Richmond, Virginia, serves as financial advisor to the County and has no underwriting responsibility to the Authority or the County with respect to this transaction. As financial advisor, Davenport & Company LLC has advised the County in matters relating to the planning, structuring and issuance of the Series 2021 Bonds, assisted the County with the preparation of this Official Statement and provided to the County other advice with respect to the issuance and sale of the Series 2021 Bonds. The financial advisor's fee will be paid from proceeds of the Series 2021 Bonds. Although the Financial Advisor has assisted in the preparation of the Official Statement, the Financial Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement.

SALE AT COMPETITIVE BIDDING

The Series 2021 Bonds will be offered for sale at competitive bidding at ___ a.m., Eastern Time, on ____, 2021, unless changed pursuant to the terms of the Official Notice of Sale. A copy of the Official Notice of Sale is attached to this Preliminary Official Statement as Appendix H.

After the Series 2021 Bonds have been awarded to the winning bidder, the Authority will issue an Official Statement in final form. The Authority will deem the Official Statement final as of its date, and the Official Statement in final form will include, among other things, the identity of the winning bidder, the final principal amount as adjusted, the expected selling compensation to the winning bidder and other information on the interest rates and offering prices or yields, all as provided by the winning bidder.

CONTINUING DISCLOSURE

To permit compliance by the underwriter with the continuing disclosure requirements of the Rule, the County will execute a Continuing Disclosure Agreement (the "CDA") at closing agreeing to provide certain annual financial information and certain event notices required by the Rule. Such information will be filed through the Electronic Municipal Market Access System maintained by the Municipal Securities Rulemaking Board and may be accessed through the Internet at emma.mrsb.org. As described in Appendix F, the CDA requires the County to provide only limited information at specific times, and the information provided may not be all the information necessary to value the Series 2021 Bonds at any particular time. The County may from time to time disclose certain information and data in addition to that required by the CDA. If the County chooses to provide any additional information, the County will have no obligation to continue to update such information or to include it in any future disclosure filing. Failure by the County to comply with the CDA is not an event of default under the Series 2021 Bonds or the Bond Resolution. The sole remedy for a default under the CDA is to bring an action for specific performance of the County's covenants hereunder, and no assurance can be provided as to the outcome of any such proceeding.

Other than as disclosed in the following sentence, the County has never failed to comply in all material respects with any previous continuing disclosure undertakings under the Rule. Due to technical oversight in linking otherwise available information to the CUSIP numbers for the Series 2016 Bonds, the County did not file in a timely manner its financial information and operating data for the fiscal years ended June 30, 2016, and June 30, 2017, for such bonds. Such financial information and operating data has now been filed for the Series 2016 Bonds at emma.msrb.org, along with a notice of the failure to file such information in a timely manner.

MISCELLANEOUS

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not representations of fact. No representation is made that any of the estimates will be realized. Neither this Official Statement nor any statement that may have been made verbally or in writing is to be construed as a contract with the holder of the Series 2021 Bonds.

The attached Appendices are an integral part of this Official Statement and must be read together with the balance of this Official Statement.

The distribution of this Preliminary Official Statement has been duly authorized by the Authority and the County. The Authority has deemed this Preliminary Official Statement final as of its date within the meaning of the Rule, except for the omission of certain pricing and other information permitted to be omitted by the Rule.

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

By _____
Chairman

Approved:

JAMES CITY COUNTY, VIRGINIA

By _____
County Administrator

APPENDIX A

DEFINITIONS OF CERTAIN TERMS

APPENDIX B

SUMMARY OF THE FINANCING DOCUMENTS

APPENDIX C

JAMES CITY COUNTY, VIRGINIA

[The inclusion of this information does not imply that James City County, Virginia, is legally obligated to make payments on any Bonds outstanding under the Trust Agreement, including the Series 2021 Bonds.]

APPENDIX D

**AUDITED FINANCIAL STATEMENTS OF THE COUNTY
FOR THE FISCAL YEAR ENDED JUNE 30, 2020**

APPENDIX E

FORM OF BOND COUNSEL OPINION

APPENDIX F

FORM OF CONTINUING DISCLOSURE AGREEMENT

FORM OF CONTINUING DISCLOSURE AGREEMENT

This **CONTINUING DISCLOSURE AGREEMENT** dated as of _____, 2021 (the “Disclosure Agreement”), is executed and delivered by the Board of Supervisors of James City County, Virginia, on behalf of James City County, Virginia (the “County”), in connection with the issuance by the Economic Development Authority of James City County, Virginia (the “Issuer”), of its \$_____ Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2021 (the “Series 2021 Bonds”). The County hereby covenants and agrees as follows:

Section 1. Purpose. This Disclosure Agreement is being executed and delivered by the County for the benefit of the holders of the Series 2021 Bonds and in order to assist the original purchasers of the Series 2021 Bonds in complying with the provisions of Section (b)(5)(i) of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission (the “SEC”) by providing certain annual financial information and material event notices required by the Rule (collectively, the “Continuing Disclosure”).

Section 2. Annual Disclosure. (a) The County shall provide annually financial information and operating data in accordance with the provisions of Section (b)(5)(i) of the Rule as follows:

(i) audited financial statements of the County, prepared in accordance with generally accepted accounting principles; and

(ii) to the extent not included in (a)(i) above, certain operating data with respect to the County substantially of the type described in Appendix C of the Issuer’s Official Statement dated _____, 2021, under the subsection “FINANCIAL INFORMATION - Operating Data.”

If the financial statements filed pursuant to Section 2(a)(i) are not audited, the County shall file such statements as audited when available.

(b) The County shall file annually with the Municipal Securities Rulemaking Board (“MSRB”) the financial information and operating data described in subsection (a) above (collectively, the “Annual Disclosure”) within 240 days after the end of the Issuer’s fiscal year, commencing with the Issuer’s fiscal year ending June 30, 2021.

(c) Any Annual Disclosure may be included by specific reference to other documents previously provided to the MSRB or filed with the SEC; provided, however, that any final official statement incorporated by reference must be available from the MSRB.

(d) The County shall file with the MSRB in a timely manner the notice specifying any failure of the Issuer to provide the Annual Disclosure by the date specified.

Section 3. Event Disclosure. The County shall file with the MSRB in a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of any of the following events with respect to the Series 2021 Bonds:

- (a) principal and interest payment delinquencies;
- (b) non-payment related defaults, if material;
- (c) unscheduled draws on debt service reserves reflecting financial difficulties;
- (d) unscheduled draws on any credit enhancement reflecting financial difficulties;
- (e) substitution of credit or liquidity providers, or their failure to perform;

(f) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2021 Bonds, or other material events affecting the tax status of the Series 2021 Bonds;

(g) modifications to rights of holders of the Series 2021 Bonds, if material;

(h) bond calls, if material, and tender offers;

(i) defeasances of all or any portion of the Series 2021 Bonds;

(j) release, substitution, or sale of property securing repayment of the Series 2021 Bonds, if material;

(k) rating changes;

(l) bankruptcy, insolvency, receivership or similar event of the County;

(m) the consummation of a merger, consolidation, or acquisition involving the County or the sale of all or substantially all of the assets of the County, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(n) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(o) incurrence of a financial obligation (hereinafter defined) of the County, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the County, any of which affect Bondholders, if material; and

(p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the County, any of which reflect financial difficulties;

provided that nothing in this Section (3) shall require the County to maintain any debt service reserve, credit enhancement or credit or liquidity providers with respect to the Series 2021 Bonds or to pledge any property as security for repayment of the Series 2021 Bonds.

The term “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “financial obligation” does not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

Section 4. Termination. The obligation of the County hereunder will terminate upon the redemption, defeasance (within the meaning of the Rule) or payment in full of all the Series 2021 Bonds.

Section 5. Amendment. The County may modify its obligations hereunder without the consent of bondholders, provided that this Disclosure Agreement as so modified complies with the Rule as it exists at the time of modification. The County shall within a reasonable time thereafter file with the MSRB a description of such modification(s).

Section 6. Defaults. (a) If the County fails to comply with any covenant or obligation regarding Continuing Disclosure specified in this Disclosure Agreement, any holder (within the meaning of the Rule) of the Series 2021 Bonds then outstanding may, by notice to the County, proceed to protect and enforce its rights and the rights of the holders by an action for specific performance of the Issuer’s covenant to provide the Continuing Disclosure.

(b) Notwithstanding anything herein to the contrary, any failure of the County to comply with any obligation regarding Continuing Disclosure specified in this Disclosure Agreement (i) shall not be deemed to constitute an event of default under the Series 2021 Bonds or the resolution providing for the issuance of the Series 2021 Bonds and (ii) shall not give rise to any right or remedy other than that described in Section 6(a) above.

Section 7. Filing Method. Any filing required hereunder shall be made by transmitting such disclosure, notice or other information in electronic format to the MSRB through the MSRB's Electronic Municipal Market Access system pursuant to procedures promulgated by the MSRB.

Section 8. Additional Disclosure. The County may from time to time disclose certain information and data in addition to the Continuing Disclosure. Notwithstanding anything herein to the contrary, the Issuer shall not incur any obligation to continue to provide or to update such additional information or data.

Section 9. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 10. Governing Law. This Disclosure Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Virginia.

**BOARD OF SUPERVISORS OF
JAMES CITY COUNTY, VIRGINIA, ON
BEHALF OF JAMES CITY COUNTY, VIRGINIA**

Chairman

County Administrator

APPENDIX G

BOOK ENTRY ONLY SYSTEM

BOOK-ENTRY ONLY SYSTEM

The description which follows of the procedures and recordkeeping with respect to beneficial ownership interests in the Series 2021 Bonds, payments of principal of and premium, if any and interest on the Series 2021 Bonds to The Depository Trust Company, New York, New York (“DTC”), its nominee, Participants or Beneficial Owners (each as hereinafter defined), confirmation and transfer of beneficial ownership interests in the Series 2021 Bonds and other bond-related transactions by and between DTC, Participants and Beneficial Owners is based solely on information furnished by DTC.

DTC will act as securities depository for the Series 2021 Bonds. The Series 2021 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Series 2021 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world’s largest depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants” and, together with the Direct Participants, the “Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2021 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2021 Bonds on DTC’s records. The ownership interest of each actual purchaser of each Series 2021 Bond (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners, however, are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2021 Bonds are to be accomplished by entries made on the books of the Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2021 Bonds, except in the event that use of the book-entry system for the Series 2021 Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2021 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2021 Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holding on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Series 2021 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2021 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority or the Trustee as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2021 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2021 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or the Registrar, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Authority or the Trustee subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2021 Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2021 Bond certificates will be printed and delivered.

The Authority, at the direction of the County, may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Series 2021 Bond certificates will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority and the County believe to be reliable, but the Authority and the County take no responsibility for the accuracy thereof.

Neither the Authority, the County nor the Trustee has any responsibility or obligation to the Participants or the Beneficial Owners with respect to (a) the accuracy of any records maintained by DTC or any Participant; (b) the payment by any Participant of any amount due to any Beneficial Owner in respect of the principal of and premium, if any, and interest on the Series 2021 Bonds; (c) the delivery or timeliness of delivery by any Participant of any notice to any Beneficial Owner that is required or permitted under the terms of the Trust Agreement to be given to Bondholders; or (d) any other action taken by DTC, or its nominee, Cede & Co., as Bondholder, including the effectiveness of any action taken pursuant to an Omnibus Proxy.

So long as Cede & Co. is the registered owner of the Series 2021 Bonds, as nominee of DTC, references in this Official Statement to the Owners of the Series 2021 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners, and Cede & Co. will be treated as the only holder of Series 2021 Bonds for all purposes under the Trust Agreement.

The Authority may enter into amendments to the agreement with DTC or successor agreements with a successor securities depository, relating to the book-entry system to be maintained with respect to the Series 2021 Bonds without the consent of Beneficial Owners or Bondholders.

APPENDIX H

OFFICIAL NOTICE OF SALE

OFFICIAL NOTICE OF SALE

\$ _____ *

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA
PUBLIC FACILITY REVENUE REFUNDING BONDS
(COUNTY GOVERNMENT PROJECTS), SERIES 2021**

Electronic bids only will be received by the Economic Development Authority of James City County, Virginia (the "Authority"), in accordance with this Official Notice of Sale until ____ a.m., Eastern Time, on May 13, 2021 (the "Date of Sale").

Immediately thereafter, the bids will be publicly announced, and the County Administrator of James City County, Virginia (the "County"), on behalf of the Authority, will act upon the bids by ____ p.m., Eastern Time.

Bid Submission

Solely as an accommodation to bidders, electronic bids via BIDCOMP/PARITY (the "Electronic Bidding System") will be accepted in accordance with this Official Notice of Sale. The Authority and the County are using BIDCOMP/PARITY as a communication mechanism to conduct the electronic bidding for the sale of the Authority's \$ _____ * Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021 (the "Series 2021 Bonds"), as described herein. To the extent any instructions or directions set forth in BIDCOMP/PARITY conflict with this Official Notice of Sale, the terms of this Official Notice of Sale shall control. Each bidder submitting an electronic bid agrees (i) that it is solely responsible for all arrangements with BIDCOMP/PARITY, (ii) that BIDCOMP/PARITY is not acting as the agent of the Authority or the County, and (iii) that neither the Authority nor the County is responsible for ensuring or verifying bidder compliance with any of the procedures of BIDCOMP/PARITY. Neither the County nor the Authority assumes any responsibility for, and each bidder expressly assumes the risks of and responsibility for, any incomplete, inaccurate or untimely bid submitted by such bidder through BIDCOMP/PARITY. Each bidder shall be solely responsible for making necessary arrangements to access the Electronic Bidding System for purposes of submitting its bid in a timely manner and in compliance with the requirements of this Official Notice of Sale. Neither the Authority, the County nor the Electronic Bidding System shall have any duty or obligation to provide or assure such access to any bidder, and neither the Authority, the County nor BIDCOMP/PARITY shall be responsible for proper operation of, or have any liability for, any delays or interruptions of, or any damages caused by, BIDCOMP/PARITY. For further information about BIDCOMP/PARITY, potential bidders may contact i-Deal at 1359 Broadway, 2nd Floor, New York, New York 10018, telephone (212) 849-5021.

In the event of a malfunction of the Electronic Bidding System at ____ a.m., Eastern Time, on the Date of Sale, an attempt will be made to reschedule the bidding for ____, Eastern Time, on the Date of Sale. Should the Electronic Bidding System malfunction a second time, bidding will be rescheduled at the discretion of the County in coordination with its financial advisor, Davenport & Company LLC (the "Financial Advisor"). To the extent possible, the rescheduled bid time will be communicated to the bidders.

Each bid must be unconditional.

Change of Date and Time for Receipt of Bids

The Authority and the County expect to take bids on the Series 2021 Bonds on May 13, 2021. However, the Authority and the County reserve the right to postpone the date and time established for the receipt of bids. Any such postponement will be announced by TM3 newswire, or any other such service. If the receipt of bids is postponed, any alternative date for receipt of bids will be announced via TM3 newswire, or any other such service.

*Preliminary, subject to change.

Any bidder must submit a sealed bid for the purchase of the Series 2021 Bonds on such alternative sale date in conformity with the provisions of this Official Notice of Sale, except for any changes announced via the TM3 newswire, or any other such service, as described therein.

Annual Amortization Requirements

The Series 2021 Bonds will be dated the date of their issuance (the “Dated Date”), and will mature, or be subject to mandatory sinking fund redemption, on June 15 in years and amounts as follows:

Year*	Amount*	Year*	Amount*
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Adjustments to Amortization Requirements

The preliminary annual amortization requirements as set forth in this Official Notice of Sale (the “Preliminary Amortization Requirements”) may be revised before the receipt of bids for the purchase of the Series 2021 Bonds. Any such revisions (the “Revised Amortization Requirements”) WILL BE ANNOUNCED ON THOMSON MUNICIPAL NEWS NOT LATER THAN ONE HOUR PRIOR TO THE SPECIFIED BID TIME. In the event that no such revisions are made, the Preliminary Amortization Requirements will constitute the Revised Amortization Requirements. BIDDERS SHALL SUBMIT BIDS BASED ON THE REVISED AMORTIZATION REQUIREMENTS. THE WINNING BID WILL BE DETERMINED ON THE BASIS OF THE REVISED AMORTIZATION REQUIREMENTS.

After selecting the winning bid, the County will determine each final annual amortization requirement (the “Final Amortization Requirements”). The County reserves the right, after bids are opened and prior to award, to increase or reduce the principal amount of the Series 2021 Bonds offered for sale. THE SUCCESSFUL BIDDER MAY NOT WITHDRAW ANY BID OR CHANGE THE INITIAL REOFFERING PRICES AS A RESULT OF ANY INCREASE OR REDUCTION IN THE REVISED AMORTIZATION REQUIREMENTS WITHIN THE LIMITS PROVIDED FOR IN THE PRECEDING SENTENCE. The bid price by the successful bidder (the “Bid Price”) will be adjusted to reflect any adjustments in the amortization requirements of the Series 2021 Bonds. Such adjusted Bid Price will reflect changes in the dollar amount of the underwriting discount, original issue discount/premium and any applicable insurance premium, but will not change the selling compensation (including any applicable bond insurance premium) per \$1,000 of par amount of Series 2021 Bonds from the selling compensation that would have been received based on the Bid Price in the winning bid and the initial reoffering prices. The interest rate for each maturity will not change. The Final Amortization Requirements and the adjusted Bid Price will be communicated to the successful bidder by ___ p.m., Richmond, Virginia time on the day following the sale.

*Preliminary, subject to change.

Serial Bonds and/or Term Bonds

Bidders may provide that all of the Series 2021 Bonds be issued as serial bonds or may provide that any two or more consecutive annual principal amounts be combined into one or more term bonds with annual mandatory sinking fund redemptions in amounts as provided above. Term bonds with overlapping sinking fund installments or sinking fund installments that overlap serial bond maturities will not be permitted.

Mandatory Sinking Fund Redemption

If the successful bidder designates consecutive annual principal amounts to be combined into one or more term bonds, each such term bond shall be subject to mandatory sinking fund redemption at par commencing on June 15 of the first year that has been combined to form such term bond and continuing on June 15 in each year thereafter until the stated maturity date of that term bond. The amount redeemed in any year shall be equal to the principal amount for such year set forth in the tables above under the caption "Annual Amortization Requirements."

Optional Redemption *

The Series 2021 Bonds maturing on or before June 15, ____, are not subject to optional redemption. The Series 2021 Bonds maturing on and after June 15, ____, will be subject to redemption prior to maturity, at the option of the Authority upon the direction of the County, on or after June 15, ____, in whole or in part (in \$5,000 integrals) at any time, upon payment of 100% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

If less than all of the Series 2021 Bonds are called for redemption, the Series 2021 Bonds (or principal portions thereof) to be redeemed shall be selected by the Authority (at the direction of the County). If less than all of the Series 2021 Bonds of a particular maturity are called for redemption, DTC or any successor securities depository will select the particular Series 2021 Bonds within each maturity to be redeemed pursuant to its rules and procedures or, if the book-entry system is discontinued, the Series 2021 Bonds to be redeemed will be selected by the Trustee (as hereinafter defined). In either case, each portion of the \$5,000 principal amount is counted as one Series 2021 Bond for such purpose. The Authority (at the direction of the County) will cause notice of the call for redemption identifying the Series 2021 Bonds or portions thereof to be redeemed to be sent by facsimile transmission, registered or certified mail or overnight express delivery, not less than 30 nor more than 60 days prior to the redemption date, to the registered owner thereof. Neither the Authority nor the County shall be responsible for mailing notice of redemption to anyone other than DTC or another qualified securities depository or its nominee unless no qualified securities depository is the registered owner of the Series 2021 Bonds. If no qualified securities depository is the registered owner of the Series 2021 Bonds, notice of redemption shall be mailed to the registered owners of the Series 2021 Bonds by the Trustee. If a portion of a Series 2021 Bond is called for redemption, a new Series 2021 Bond in principal amount equal to the unredeemed portion shall be issued to the registered owner upon the surrender thereof.

Extraordinary Redemption

The Series 2021 Bonds are subject to redemption, in whole or in part at any time, at a redemption price equal to 100% of the principal amount thereof, plus accrued interest to, but not including, the redemption date, on the earliest date for which notice of redemption can be given at the direction of the County, to the extent the County elects to apply Net Proceeds to the prepayment of all or any portion of the Basic Payments due under the Financing Agreement, after damage or destruction to or condemnation of the Property. In the event of a partial extraordinary optional redemption, the Trustee, at the direction of the County, may redeem the Series 2021 Bonds (a) from each maturity then outstanding, to the extent practicable, in the proportion that the principal amount of Series 2021 Bonds of such maturity bears to the total principal amount of all Series 2021 Bonds then outstanding or (b) in inverse order of maturity, and the Trustee shall redeem in accordance with such instructions.

*Preliminary, subject to change.

Bidding Rules; Award of Bonds

Bidders may bid only to purchase all of the Series 2021 Bonds. Bidders are invited to name the rate or rates of interest per annum that the Series 2021 Bonds are to bear in multiples of one-twentieth (1/20) or one-eighth (1/8) of one percent. All Series 2021 Bonds maturing on the same date must bear interest at the same rate. Any number of rates may be named provided that (a) the highest rate of interest may not exceed the lowest rate of interest by more than 3.00%, and (b) the highest rate of interest stated for any maturity may not exceed 5.00% per year. In addition, the Series 2021 Bonds shall bear interest at a “true” or “Canadian” interest cost not to exceed 5.00% (taking into account any original issue discount or premium). No bid for less than 100% of the aggregate principal amount of the Series 2021 Bonds shall be considered. The County, on behalf of the Authority, reserves the right to reject any or all bids (regardless of the interest rate bid), to reject any bid not complying with this Official Notice of Sale and, so far as permitted by law, to waive any irregularity or informality with respect to any bid for the bidding process.

As promptly as reasonably possible after the bids are received, the County, on behalf of the Authority, will notify the bidder to whom the Series 2021 Bonds will be awarded, if and when such award is made. Such bidder, upon such notice, shall advise the County of the initial reoffering prices or yields to the public of each maturity of the Series 2021 Bonds. The winning bid will remain firm for a period of no less than four hours after the time specified for the opening of bids. An award of the Series 2021 Bonds, if made, will be made by the County Administrator within such four hour period or, with the express consent of the winning bidder, such longer time period as deemed necessary.

Unless all bids are rejected, the Series 2021 Bonds will be awarded to the bidder complying with the terms of this Official Notice of Sale and submitting a bid which provides the lowest “true” or “Canadian” interest cost to the Authority. True interest cost shall be determined for each bid by doubling the semiannual interest rate, compounded semiannually, necessary to discount the debt service payments to the Dated Date and to the price bid. If more than one bid offers the same lowest true interest cost, the successful bid will be selected by the County Administrator by lot.

Bids for the Series 2021 Bonds shall not be conditioned upon obtaining insurance or any other credit enhancement. If a bidder proposes to obtain a policy of municipal bond insurance or any other credit enhancement, any such purchase of insurance or commitment therefor shall be at the sole option and expense of the bidder, and the bidder must pay any increased costs of issuance of the Series 2021 Bonds as a result of such insurance or commitment. Any failure by the bidder to obtain such a policy of insurance shall not in any way relieve such bidder of its contractual obligations arising from the acceptance of its bid for the purchase of the Series 2021 Bonds.

Good Faith Deposit

A good faith deposit in the amount of \$_____ (the “Deposit”) is required. The Deposit may be provided in the form of (i) a certified check upon, or a cashier’s, treasurer’s or official check of, a responsible banking institution, payable to the order of the Economic Development Authority of James City County, Virginia (and delivered by ___ p.m., Eastern Time, on May 13, 2021, to the Financial Advisor, Davenport & Company LLC, 901 East Cary Street, 11th Floor, Richmond, Virginia 23219 (Attention: Mr. Courtney Rogers) or (ii) a federal funds wire transfer to be submitted to the Authority by the successful bidder not later than ___ p.m., prevailing Eastern time (the “Deposit Deadline”), on the date of sale. Option (ii) is described in more detail below. The Deposit of the successful bidder will be collected and the proceeds thereof retained by the Trustee to be applied in partial payment for the Series 2021 Bonds, and no interest will be allowed or paid upon the amount thereof; provided, however, that in the event the successful bidder shall fail to comply with the terms of its bid, the proceeds thereof will be retained as and for full liquidated damages. Any checks of the unsuccessful bidders will be returned promptly after the Series 2021 Bonds are awarded.

If a federal funds wire transfer is used, the County or the Financial Advisor shall distribute wiring instructions for the Deposit to the successful bidder upon verification of the bids submitted by the bidders and prior to the Deposit Deadline. **The award of the Series 2021 Bonds will be made promptly following the receipt of the federal funds wire.** If the Deposit is not received by the Deposit Deadline, the award of the sale of the Series 2021 Bonds to the successful bidder may be cancelled by the County Administrator in his discretion, upon the

advice of the Financial Advisor, without the Authority incurring any financial liability to such bidder or any limitation whatsoever on the County's right to sell the Series 2021 Bonds to a different purchaser upon such terms and conditions as the Authority shall deem appropriate.

Book-Entry-Only System

The Series 2021 Bonds will be issued by means of a book-entry system with no distribution of physical bond certificates made to the public. One bond certificate for each maturity of the Series 2021 Bonds will be issued to The Depository Trust Company, New York, New York ("DTC"), or its nominee, and immobilized in its custody. The book-entry system will evidence beneficial ownership of the Series 2021 Bonds in principal amounts of \$5,000 or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and its participants pursuant to rules and procedures established by DTC and its participants. Series 2021 Bond certificates registered in the name of Cede & Co. will be deposited with DTC. Interest on the Series 2021 Bonds will be payable from their date semiannually on each June 15 and December 15, beginning ____, ____, and principal of the Series 2021 Bonds will be paid annually as set forth on the preceding page to DTC or its nominee as registered owner of the Series 2021 Bonds. Transfer of principal, premium and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. Neither the Authority nor the County will be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2021 Bonds at any time by giving reasonable notice to the Authority. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2021 Bond certificates are required to be prepared, executed and delivered.

The Authority (at the direction of the County) may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that case, either a successor depository will be selected by the Authority (at the direction of the County) or Series 2021 Bond certificates will be prepared, executed and delivered.

Security

The Series 2021 Bonds will be secured by a Financing Agreement dated as of June 1, 2016, as previously supplemented (the "Master Financing Agreement"), and as further supplemented by a Second Supplemental Financing Agreement dated as of May 1, 2021 (the "Second Supplemental Financing Agreement" and, together with the Master Financing Agreement, the "Financing Agreement"), all between the Authority and the County, pursuant to which the County will undertake, subject to annual appropriation by the County Board of Supervisors of sufficient funds for such purpose, to make payments to the Authority that will be sufficient to pay the principal of and interest on the Series 2021 Bonds as the same shall become due in accordance with their terms. **Neither the Series 2021 Bonds nor the Financing Agreement will constitute a debt of the County or a pledge of the faith and credit or taxing power of the County.**

The Series 2021 Bonds will be issued pursuant to the terms of the Agreement of Trust dated as of June 1, 2016, as previously supplemented (the "Master Trust Agreement"), and as further supplemented by a Third Supplemental Agreement of Trust dated as of May 1, 2021 (the "Third Supplemental Trust Agreement" and, together with the Master Trust Agreement, the "Trust Agreement"), all between the Authority and Wilmington Trust, National Association, as trustee (the "Trustee").

A more detailed description of the security for the Series 2021 Bonds is set forth in the Authority's Preliminary Official Statement dated the date hereof (the "Preliminary Official Statement").

Delivery of the Bonds

The Series 2021 Bonds will be delivered at the expense of the Authority in New York, New York, through the facilities of DTC (through its FAST Program) on or about May __, 2021.

Concurrently with the delivery of the Series 2021 Bonds, the successful bidder will be furnished with (1) a certificate dated the date of delivery of the Series 2021 Bonds, signed by the appropriate Authority and County officials and stating that no litigation of any kind is then pending or, to the best of their information, knowledge and belief, threatened against the Authority or the County to restrain or enjoin the issuance or delivery of the Series 2021 Bonds or the levy or collection of ad valorem taxes, over and above all other taxes authorized and without limitation as to rate or amount on all locally taxable property within the County sufficient to pay when due principal of or interest on the Series 2021 Bonds or in any manner questioning the proceedings and authority under which the Series 2021 Bonds are issued, and (2) a certificate dated the date of delivery of the Series 2021 Bonds, signed by the appropriate County officials, stating that the descriptions and statements in the Official Statement (except in the sections entitled “Litigation” and “Tax Matters” and in Appendix G and the information as to yields and CUSIP numbers on the inside cover page) on the date of the Official Statement and on the date of delivery of the Series 2021 Bonds were and are true and correct in all material respects, did not and do not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such descriptions and statements, in light of the circumstances under which they were made, not misleading. Such certificate will also state however, that such County officials did not independently verify the information indicated in the Official Statement as having been obtained or derived from sources other than the County and its officers but that they have no reason to believe that such information is not accurate.

The County Attorney will also furnish to the successful bidder concurrently with the delivery of the Series 2021 Bonds a certificate dated the date of delivery of the Series 2021 Bonds, stating that the statements relating to the County contained in the section entitled “Litigation” on the date of the Official Statement and on the date of delivery of the Series 2021 Bonds were and are true and correct in all material respects and did not and do not contain an untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make such statements, in light of the circumstances under which they were made, not misleading.

Certificates of Winning Bidder

The successful bidder must, by facsimile transmission or overnight delivery received by the County within 24 hours after receipt of bids for the Series 2021 Bonds, furnish the following information to complete the Official Statement in final form, as described below:

- A. The offering prices for the Series 2021 Bonds (expressed as the price or yield per maturity).
- B. Selling compensation (aggregate total anticipated compensation to the underwriters expressed in dollars, based on the expectation that all Series 2021 Bonds are sold at the prices or yields described in Subpart A above).
- C. The identity of the underwriters if the successful bidder is a part of a group or syndicate.
- D. Any other material information necessary to complete the Official Statement in final form but not known to the County.

Prior to delivery of the Series 2021 Bonds, the successful bidder shall furnish to the Authority a certificate, in form acceptable to bond counsel, to the effect that successful bidder has complied with Rule G-37 of the Municipal Securities Rulemaking Board (the “MSRB”) with respect to the Authority and County.

Certificate of Issue Price

Unless other arrangements are made with the Hunton Andrews Kurth LLP, Bond Counsel, at least 24 hours in advance of the delivery date of the Series 2021 Bonds, the successful bidder shall complete, execute and deliver to the Authority, on or before the delivery date of such Series 2021 Bonds, a certificate as to the “issue price” of the Series 2021 Bonds, substantially in the form attached hereto as Exhibit A (the “Issue Price Certificate”). In the event a successful bidder will not reoffer such Series 2021 Bonds for sale or is otherwise unable to deliver such form of certificate, the Issue Price Certificate may be modified in a manner approved by, and at the discretion of, the County (on behalf of the Authority) and Hunton Andrews Kurth LLP. Each bidder, by submitting its bid for the

Series 2021 Bonds, agrees to complete, execute and deliver an Issue Price Certificate at delivery of the Series 2021 Bonds, if its bid is accepted by the County (on behalf of the Authority). It will be the responsibility of the successful bidder to institute such syndicate reporting requirements, to make such investigations, or otherwise ascertain the facts necessary to enable it to make such certificate with reasonable certainty. In addition to executing and delivering an Issue Price Certificate, the winning bidder may be required to (a) demonstrate that it has made a bona fide offering of all such Series 2021 Bonds to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters or wholesalers) at prices no higher than, or yields no lower than, the initial public offering prices, (b) provide an explanation of why any Series 2021 Bonds sold by the successful bidder between the Date of Sale and the date of the delivery were sold for a price higher than, or a yield lower than, the initial public offering prices, and (c) provide information regarding the initial purchasers of the Series 2021 Bonds, particularly information sufficient to enable the County (on behalf of the Authority) and Hunton Andrews Kurth LLP to determine that such purchasers are the “public.” Any questions concerning the Issue Price Certificate should be directed, not later than 24 hours before the Date of Sale, to Christopher G. Kulp, of Hunton Andrews Kurth LLP, 804-788-8742.

CUSIP Numbers

It is anticipated that CUSIP identification numbers will be printed on the Series 2021 Bonds, but neither the failure to print such numbers on any Series 2021 Bond nor any error with respect thereto shall constitute cause for failure or refusal by the successful bidder thereof to accept delivery of and pay for the Series 2021 Bonds in accordance with the terms of its bid.

Official Statement

The County (on behalf of the Authority) will furnish the successful bidder, at the expense of the County, up to 200 copies of the final Official Statement within seven business days from the date of the award of the Series 2021 Bonds, as specified in Rule 15c2-12 (the “Rule”) of the Securities and Exchange Commission (the “SEC”) and the rules of the MSRB; provided that minor delays in furnishing such final Official Statement will not be a basis for failure to pay for and accept delivery of the Series 2021 Bonds. Additional copies will be made available at the successful bidder’s request and expense. Neither the Authority nor the County assumes any responsibility or obligation for the distribution or delivery of the Official Statement to anyone other than the successful bidder.

The successful bidder, by executing the Official Bid Form, agrees to provide two copies of the Official Statement (with any required forms) to the MSRB or its designee no later than ten business days following the Date of Sale. The successful bidder shall notify the County as soon as practicable of (1) the date which is the end of the underwriting period (such “underwriting period” is described in the Rule) and (2) the date of filing of the Official Statement with the MSRB or its designee.

If the Series 2021 Bonds are awarded to a syndicate, the County (on behalf of the Authority) will designate the senior managing underwriter of the syndicate as its agent for purposes of distributing copies of the Official Statement to each participating underwriter. Any underwriter executing and delivering a bid form with respect to the Series 2021 Bonds agrees thereby that if its bid is accepted it shall accept such designation and shall enter into a contractual relationship with all participating underwriters for the purposes of assuring the receipt and distribution by each such participating underwriter of the Official Statement, unless another firm is so designated by the syndicate in writing and approved by the County.

Legal Opinion

The approving opinion of Hunton Andrews Kurth LLP, Richmond, Virginia, with respect to the Series 2021 Bonds will be furnished to the successful bidder, at the expense of the County, and will state that the Series 2021 Bonds constitute valid and binding limited obligations of the Authority payable as to both principal and interest solely from Basic Payments, certain Additional Payments (each as defined in the Financing Agreement) and other funds pledged under the Trust Agreement. The Series 2021 Bonds do not create or constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof, including the Authority and the County.

The opinion will also state that (a) the Trust Agreement and the Financing Agreement have been duly authorized, executed and delivered by, and constitute valid and binding obligations of, the Authority and the County, as applicable, and are enforceable against the Authority and the County in accordance with their terms, (b) the County's undertaking to make Basic Payments and Additional Payments under the Financing Agreement, or to make Basic Rent and Additional Rent under the Financing Lease, is subject to and dependent upon the County Board making annual appropriations for such purpose, and (c) such obligation does not constitute a debt of the County within the meaning of any constitutional or statutory limitation or a liability of or a lien or charge upon funds or property of the County beyond any fiscal year for which the County Board has appropriated moneys for such purpose.

The opinion will further state that the rights of holders of the Series 2021 Bonds and the enforceability of such rights, including the enforcement by the Trustee of the obligations of the Authority and the County under the Trust Agreement, the Financing Agreement and the Financing Lease, as applicable, may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other laws affecting the rights of creditors generally and (b) principles of equity, whether considered at law or in equity, and by public policy.

Tax Matters

The Official Statement relating to the Series 2021 Bonds contains a discussion of the effect of the Internal Revenue Code of 1986, as amended, on the exclusion from gross income of interest on the Series 2021 Bonds and a discussion of the opinion of Hunton Andrews Kurth LLP insofar as it concerns such exclusion.

Federal and State Securities Laws

No action has been taken to qualify the Series 2021 Bonds under the federal securities laws.

Continuing Disclosure

For purposes of the Rule, the County is an obligated person with respect to the Series 2021 Bonds. The County will agree, pursuant to the Continuing Disclosure Agreement, to provide certain annual financial information and operating data and notices of the occurrence of certain events, if material. A description of these undertakings is set forth in the Preliminary Official Statement for the Series 2021 Bonds and will also be set forth in the final Official Statement for the Series 2021 Bonds (See Appendix F of the Preliminary Official Statement).

Additional Information

For further information relating to the Series 2021 Bonds, the Authority and the County, reference is made to the Authority's Preliminary Official Statement. The Authority has deemed the Preliminary Official Statement to be final as of its date within the meaning of the Rule, except for the omission of certain pricing and other information permitted to be omitted pursuant to the Rule. The Official Bid Form and the Preliminary Official Statement may be obtained from the Financial Advisor, Davenport & Company LLC (telephone 804-697-2900).

**ECONOMIC DEVELOPMENT AUTHORITY OF
JAMES CITY COUNTY, VIRGINIA**

By: Board of Supervisors of James City County, Virginia

Dated _____, 2021.

EXHIBIT A-1

[For use in competitive sale where at least 3 qualifying bids are received]

PROPOSED FORM OF UNDERWRITER'S CERTIFICATE

In connection with the purchase by _____ (the "Underwriter") of the \$_____ Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021 (the "Bonds"), issued and sold by the Economic Development Authority of James City County, Virginia (the "Issuer"), on the date hereof, the undersigned authorized representative of the Underwriter certifies as follows:

1. The Underwriter purchased the Bonds from the Issuer at a price of \$_____ (calculated as the original principal amount of \$_____, [plus][less] [net] original issue [premium][discount] of \$_____, and less the Underwriter's discount of \$_____).

2. On _____, 2021 (the "Sale Date"), the Underwriter made a bona fide offering of all the Bonds of each Maturity to the Public (as defined below) reflecting the following terms:

Maturity (June 15)	Principal Amount	Interest Rate	Yield	Price (%)
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*Yield reflects Bonds priced to the first optional call date of June 15, _____.

3. As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public are the prices (expressed as a percentage of the principal amount) listed above (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by the Underwriter in formulating its bid to purchase the Bonds. Attached as Schedule I is a true and correct copy of the bid provided by the Underwriter to purchase the Bonds.

4. The Underwriter was not given the opportunity to review the other bids submitted to the Issuer prior to submitting its own bid.

5. The bid submitted by the Underwriter constituted a firm offer to purchase the Bonds.

6. All capitalized terms used but not otherwise defined herein shall have the meanings given in the Non-Arbitrage and Tax Compliance Certificate of the Issuer for the Bonds, a copy of which we have reviewed. In addition, the following capitalized terms shall have the following meanings for purposes of this Certificate:

(a) **“Maturity”** means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) **“Public”** means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter.

(c) For purposes of this certificate a purchaser of any of the Bonds is a **“related party”** to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(d) **“Underwriter”** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

We understand that the foregoing information will be relied upon by (i) the Issuer in establishing, among other things, the “issue price” of the Bonds within the meaning of Section 1273 of the Internal Revenue Code of 1986, as amended (the “Code”), and certain other expectations with respect to the Bonds for purposes of Section 148 of the Code set forth in the Non-Arbitrage and Tax Compliance Certificate and (ii) Hunton Andrews Kurth LLP, Richmond, Virginia, in connection with rendering its opinion to the Issuer that the interest on the Bonds is not includable in gross income of the owners thereof for federal income tax purposes. The undersigned is certifying only as to facts in existence on the date hereof. Nothing herein represents the undersigned’s interpretation of any laws, in particular the regulations under the Code or the application of any laws to these facts. The certifications contained herein are not necessarily based on personal knowledge, but may instead be based on either inquiry deemed adequate by the undersigned or institutional knowledge (or both) regarding the matters set forth herein. Although certain information furnished in this Certificate has been derived from other purchasers, bond houses and brokers and cannot be independently verified by us, we have no reason to believe it to be untrue in any material respect.

Dated _____, 2021.

[Name of Winning Bidder]

By: _____

Name: _____

Title: _____

[Attachment – Schedule I – Copy of Bid]

EXHIBIT A-2

[For use in competitive sale where fewer than 3 qualifying bids are received]

PROPOSED FORM OF UNDERWRITER'S CERTIFICATE

In connection with the purchase by _____ (the "Underwriter") of the \$ _____ Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021 (the "Bonds"), issued and sold by the Economic Development Authority of James City County, Virginia (the "Issuer"), on the date hereof, the undersigned authorized representative of the Underwriter certifies as follows:

1. The Underwriter purchased the Bonds from the Issuer at a price of \$ _____ (calculated as the original principal amount of \$ _____, [plus][less] [net] original issue [premium][discount] of \$ _____, and less the Underwriter's discount of \$ _____).

2. On _____, 2021 (the "Sale Date"), the Underwriter made a bona fide offering of all the Bonds of each Maturity to the Public (as defined below) reflecting the following terms:

Maturity (June 15)	Principal Amount	Interest Rate	Yield	Price (%)
-------------------------------	-----------------------------	--------------------------	--------------	------------------

* Yield reflects Bonds priced to the first optional call date of June 15, _____.

3. (a) The Underwriter offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed above (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule I.

(b) As set forth in the Official Notice of Sale, the Underwriter has agreed in writing that, (i) for each Maturity of the Bonds, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Bonds at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

(c) The Underwriter has an established industry reputation for underwriting new issuances of municipal bonds.

4. All capitalized terms used but not otherwise defined herein shall have the meanings given in the Non-Arbitrage and Tax Compliance Certificate of the Issuer for the Bonds, a copy of which we have reviewed. In addition, the following capitalized terms shall have the following meanings for purposes of this Certificate:

(a) **“Holding Period”** means for each Maturity of the Bonds, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which the Underwriter has sold at least 10% of each Maturity of the Bonds to the Public at prices that are no higher than the Initial Offering Price for such Maturity.

(b) **“Maturity”** means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) **“Public”** means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter.

(d) For purposes of this certificate a purchaser of any of the Bonds is a **“related party”** to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) **“Underwriter”** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

We understand that the foregoing information will be relied upon by (i) the Issuer in establishing, among other things, the “issue price” of the Bonds within the meaning of Section 1273 of the Internal Revenue Code of 1986, as amended (the “Code”), and certain other expectations with respect to the Bonds for purposes of Section 148 of the Code set forth in the Non-Arbitrage and Tax Compliance Certificate and (ii) Hunton Andrews Kurth LLP, Richmond, Virginia, in connection with rendering its opinion to the Issuer that the interest on the Bonds is not includable in gross income of the owners thereof for federal income tax purposes. The undersigned is certifying only as to facts in existence on the date hereof. Nothing herein represents the undersigned’s interpretation of any laws, in particular the regulations under the Code or the application of any laws to these facts. The certifications contained herein are not necessarily based on personal knowledge, but may instead be based on either inquiry deemed adequate by the undersigned or institutional knowledge (or both) regarding the matters set forth herein. Although certain information furnished in this Certificate has been derived from other purchasers, bond houses and brokers and cannot be independently verified by us, we have no reason to believe it to be untrue in any material respect.

Dated _____, 2021.

[Name of Winning Bidder]

By: _____

Name: _____

Title: _____

[Attachment – Schedule I – Copy of pricing wire or equivalent communication]

SECOND SUPPLEMENTAL FINANCING AGREEMENT

between

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

and

**BOARD OF SUPERVISORS OF
JAMES CITY COUNTY, VIRGINIA,
on behalf of
JAMES CITY COUNTY, VIRGINIA**

Dated as of _____, 2021

NOTE: THIS SECOND SUPPLEMENTAL FINANCING AGREEMENT HAS BEEN ASSIGNED TO, AND IS SUBJECT TO A SECURITY INTEREST IN FAVOR OF, WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE UNDER AN AGREEMENT OF TRUST DATED AS OF JUNE 1, 2016, AS PREVIOUSLY SUPPLEMENTED AND AS FURTHER SUPPLEMENTED BY A THIRD SUPPLEMENTAL AGREEMENT OF TRUST DATED AS OF _____, 2021, WITH THE ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA, AS FURTHER AMENDED OR SUPPLEMENTED FROM TIME TO TIME. INFORMATION CONCERNING SUCH SECURITY INTEREST MAY BE OBTAINED FROM THE TRUSTEE AT ITS DESIGNATED CORPORATE TRUST OFFICE.

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THIS **SECOND SUPPLEMENTAL FINANCING AGREEMENT** dated as of _____, 2021, by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the “Authority”), and the **BOARD OF SUPERVISORS OF JAMES CITY COUNTY, VIRGINIA**, on behalf of **JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the “County”), provides:

W I T N E S S E T H:

WHEREAS, the Authority is a political subdivision of the Commonwealth of Virginia duly created under the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the “Act”);

WHEREAS, the Authority is authorized to exercise all the powers set forth in the Act, which include, among other things, the powers to make loans to, among others, a county in furtherance of the Act, to finance or refinance and lease facilities for use by, among others, a county, to issue its revenue bonds, notes and other obligations from time to time for such purposes and to pledge all or any part of its revenues and receipts derived from payments received by the Authority in connection with its loans or from the leasing by the Authority of such facilities or from any source, as security for the payment of principal of and interest on any such obligations;

WHEREAS, the County desires to undertake a program of financing and refinancing the acquisition, construction and equipping of various public facilities that the County determines to undertake from time to time;

WHEREAS, in furtherance of the purposes of the Act, the County has requested the Authority to undertake one or more series of Projects (as defined in the Financing Agreement, as hereinafter defined), and the Authority has determined to issue from time to time pursuant to the terms of an Agreement of Trust dated as of June 1, 2016, between the Authority and Wilmington Trust, National Association, Richmond, Virginia, as trustee (the “Trustee”), as previously supplemented and as further supplemented by a Third Supplemental Agreement of Trust dated as of _____, 2021, between the Authority and the Trustee (collectively, the “Agreement of Trust”), its public facility revenue bonds and to loan the proceeds thereof to the County to finance and refinance costs incurred in connection with such Projects and costs of issuing such bonds;

WHEREAS, in furtherance of the purposes of the Act, the Authority and the County have entered into a Financing Agreement dated as of June 1, 2016 (the “Master Financing Agreement”), pursuant to which the Authority has agreed to loan from time to time such proceeds to the County and the County has agreed to repay such loans, subject to appropriation by the County Board of Supervisors from time to time of sufficient moneys for such purpose;

WHEREAS, within the limitations and in compliance with the Agreement of Trust, the County has requested the Authority to issue a series of Bonds in the aggregate principal amount of \$ _____ (the “Series 2021 Bonds”) and to loan such proceeds to the County (a) to refund the [outstanding principal balance] of the Series 2012 Bonds (as hereinafter defined), and (b) to pay the issuance and refunding costs related thereto, all pursuant to the terms of this Second Supplemental Financing Agreement; and

WHEREAS, all acts, conditions and things required by law to happen, exist and be performed precedent to and in connection with the execution of and entering into this Second Supplemental Financing Agreement have happened, exist and have been performed in regular and due time and in form and manner as required by law, and the parties hereto are now duly empowered to execute and enter into this Second Supplemental Financing Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained and other valuable consideration, the parties hereto covenant and agree as follows:

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 1.1 Definitions.

Unless otherwise defined in this Second Supplemental Financing Agreement, all words used herein shall have the meanings assigned to such terms in the Agreement of Trust or the Master Financing Agreement. The following words as used in this Second Supplemental Financing Agreement shall have the following meanings unless a different meaning clearly appears from the context:

“Agreement of Trust” shall mean the Master Trust Agreement together with all supplemental agreements entered into by the Authority and the Trustee from time to time.

“Basic Agreements” shall mean the Agreement of Trust and the Financing Agreement.

“Financing Agreement” shall mean the Master Financing Agreement, as previously supplemented and as further supplemented by this Second Supplemental Financing Agreement.

“Master Financing Agreement” shall mean the Financing Agreement dated as of June 1, 2016, between the Authority and the County.

“Master Trust Agreement” shall mean the Agreement of Trust dated as of June 1, 2016, between the Authority and the Trustee.

“Second Supplemental Financing Agreement” shall mean this Second Supplemental Financing Agreement dated as of _____, 2021, between the Authority and the County, which supplements the Financing Agreement, including any supplements, amendments or modifications to this Second Supplemental Financing Agreement.

“Series 2012 Bonds” shall mean the Authority’s \$26,380,000 Lease Revenue Bonds (County of James City, Virginia Capital Projects), Series 2012.

“Series 2021 Bonds” shall mean the Authority’s \$_____ Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021, authorized to be issued pursuant to the Third Supplemental Trust Agreement.

“Third Supplemental Trust Agreement” shall mean the Third Supplemental Agreement of Trust dated as of _____, 2021, between the Authority and the Trustee, which supplements the Agreement of Trust.

Section 1.2 Rules of Construction.

The following rules shall apply to the construction of this Second Supplemental Financing Agreement unless the context otherwise requires:

(a) Words importing the singular number shall include the plural number and vice versa.

(b) Words importing the redemption or calling for redemption of Series 2021 Bonds shall not be deemed to refer to or connote the payment of Series 2021 Bonds at their stated maturity.

(c) Unless otherwise indicated, all references herein to particular Articles or Sections are references to Articles or Sections of this Second Supplemental Financing Agreement.

(d) The headings herein and the Table of Contents herein are solely for convenience of reference and shall not constitute a part of this Second Supplemental Financing Agreement and shall not affect its meaning, construction or effect.

(e) All references herein to payment of Series 2021 Bonds are references to payment of principal of and premium, if any, and interest on the Series 2021 Bonds.

ARTICLE II

REPRESENTATIONS

Section 2.1 Representations by Authority.

The Authority makes the following representations:

(a) The Authority is a political subdivision of the Commonwealth of Virginia duly created under the Act;

(b) Pursuant to the Act, the Authority has full power and authority to enter into the Basic Agreements and to perform the transactions contemplated thereby and to carry out its obligations thereunder and, by proper action, has duly authorized, executed and delivered the Basic Agreements;

(c) The execution, delivery and compliance by the Authority with the terms and conditions of the Basic Agreements will not conflict with or constitute or result in a default under or violation of (1) any existing law, rule or regulation applicable to the Authority or (2) any trust agreement, mortgage, deed of trust, lien, lease, contract, note, order, judgment, decree or other agreement, instrument or other restriction of any kind to which the Authority or any of its assets is subject;

(d) No further approval, consent or withholding of objection on the part of any regulatory body or any official, federal, state or local, is required in connection with the execution or delivery of or compliance by the Authority with the terms and conditions of the Basic Agreements, except that no representation is made as to the applicability of any federal or state securities laws; and

(e) There is no litigation at law or in equity or any proceeding before any governmental agency involving the Authority pending or, to the knowledge of the Authority, threatened with respect to (1) the creation and existence of the Authority, (2) its authority to execute and deliver the Basic Agreements, (3) the validity or enforceability of the Basic Agreements or the Authority's performance of its obligations thereunder, (4) the title of any officer of the Authority executing the Basic Agreements or (5) the ability of the Authority to issue and sell its bonds.

Section 2.2 Representations by County.

The County makes the following representations:

(a) The County is a political subdivision of the Commonwealth of Virginia;

(b) The County has full power and authority to enter into the Basic Agreements to which it is a party and to perform the transactions contemplated thereby and to carry out its obligations thereunder and, by proper action, has duly authorized, executed and delivered the Basic Agreements;

(c) The County is not in default in the payment of the principal of or interest on any of its indebtedness for borrowed money and is not in default under any instrument under or subject to which any indebtedness for borrowed money has been incurred, and no event has occurred and is continuing that, with the lapse of time or the giving of notice, or both, would constitute or result in an event of default thereunder;

(d) The County is not in default under or in violation of, and the execution, delivery and compliance by the County with the terms and conditions of the Basic Agreements to which it is a party will not conflict with or constitute or result in a default under or violation of, (1) any existing law, rule or regulation applicable to the County or (2) any trust agreement, mortgage, deed of trust, lien, lease, contract, note, order, judgment, decree or other agreement, instrument or restriction of any kind to which the County or any of its assets is subject, and no event has occurred and is continuing that, with the lapse of time or the giving of notice, or both, would constitute or result in such a default or violation;

(e) No further approval, consent or withholding of objection on the part of any regulatory body or any official, federal, state or local, is required in connection with the execution or delivery of or compliance by the County with the terms and conditions of the Basic Agreements to which it is a party; and

(f) There is no litigation at law or in equity or any proceeding before any governmental agency involving the County pending or, to the knowledge of the County, threatened with respect to (1) the authority of the County to execute and deliver the Basic Agreements to which it is a party, (2) the validity or enforceability of the Basic Agreements or the County's performance of its obligations thereunder, (3) the title of any officer of the County

executing the Basic Agreements or (4) the ability of the County to undertake with the Authority to refund the [outstanding balance] of the Series 2012 Bonds.

ARTICLE III

AGREEMENT TO MAKE LOANS AND ISSUE BONDS

Section 3.1 Agreement to Make Loan to Refund Series 2012 Bonds.

The Authority hereby agrees to make, but solely from the proceeds of the Series 2021 Bonds, and the County hereby agrees to accept, a loan to refund the [outstanding principal balance] of the Series 2012 Bonds. Subject to the limitation of Section 4.4 of the Master Financing Agreement, the County agrees to make all Basic Payments and Additional Payments when and as the same shall become due and payable to repay such loan.

Section 3.2 Agreement to Issue Series 2021 Bonds.

In order to provide funds for making the loan described in Section 3.1, the Authority shall contemporaneously with the execution and delivery hereof proceed with the issuance and sale of the Series 2021 Bonds bearing interest, maturing and having the other terms and provisions set forth in the Agreement of Trust.

ARTICLE IV

PAYMENT OBLIGATIONS

Section 4.1 Amounts Payable.

The Financing Agreement is hereby amended to replace in its entirety the Exhibit A attached thereto with the new schedule of payments attached hereto as Exhibit A. Pursuant to Article IV of the Master Financing Agreement and subject specifically to the limitation of Section 4.4 thereof, the County shall pay to the Authority or its assignee, the Basic Payments specified in Exhibit A attached. The Basic Payments shall be payable without notice or demand at the designated corporate trust office of the Trustee.

ARTICLE V

PREPAYMENT AND REDEMPTION

Section 5.1 Prepayment and Redemption.

The County shall have the option to prepay any Basic Payment at the times and in the amounts as necessary to exercise its option to cause the Series 2021 Bonds to be redeemed as set forth in such Series 2021 Bonds. Such prepayments of Basic Payments shall be made at the times and in the amounts as necessary to accomplish the optional redemption of the Series 2021 Bonds as set forth in Section 3.301 of the Third Supplemental Trust Agreement. The Series 2021 Bonds shall be prepaid or redeemed in the manner and at the times set forth in Article III of the Third Supplemental Trust Agreement. Upon the exercise of such option, the County shall also pay as Additional Payments, the amounts necessary to pay the premium, if any, due on such Series 2021 Bonds on the date or dates of their redemption.

The County shall give the Trustee notice of any redemption of such Series 2021 Bonds at least five days prior to the latest date that notice of redemption may be given pursuant to Section 402 of the Master Trust Agreement, such notice to the Trustee to specify the redemption date, the principal amount of Series 2021 Bonds to be redeemed, the premium, if any, and the section of the Agreement of Trust pursuant to which such redemption is to be made.

ARTICLE VI

ARBITRAGE REBATE

Section 6.1 Rebate Requirement.

Except with respect to earnings on funds and accounts qualifying for exceptions to the rebate requirement of Section 148 of the Code, the County shall calculate and pay the amount owed to the United States of America, as and when due, in accordance with Section 148(f) of the Code, and shall retain records of all such determinations until six years after payment of the Series 2021 Bonds.

Section 6.2 Reports by Trustee.

The Trustee shall provide the County within 30 days after each _____ and within 30 days after the final payment of the Series 2021 Bonds with such reports and information with respect to earnings of amounts held under the Agreement of Trust as may be reasonably requested by the County in order to comply with the provisions of this Article.

ARTICLE VII

MISCELLANEOUS

Section 7.1 Severability.

If any provision of this Second Supplemental Financing Agreement shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision hereof.

Section 7.2 Successors and Assigns.

This Second Supplemental Financing Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

Section 7.3 Counterparts.

This Second Supplemental Financing Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

Section 7.4 Governing Law.

This Second Supplemental Financing Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

Section 7.5 Freedom Act Requirements.

To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee may ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have caused this Second Supplemental Financing Agreement to be duly executed as of the date first above written, by their duly authorized representatives.

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

By: _____
Chair

**BOARD OF SUPERVISORS OF JAMES CITY
COUNTY, VIRGINIA, ON BEHALF OF
JAMES CITY COUNTY, VIRGINIA**

By: _____
County Administrator

Seen and agreed to:

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee

By: _____
Vice President

RECEIPT OF TRUSTEE

Receipt of the foregoing original counterpart of the Second Supplemental Financing Agreement dated as of _____, 2021, between the Economic Development Authority of James City County, Virginia, and the Board of Supervisors of James City County, Virginia, on behalf of James City County, Virginia, is hereby acknowledged.

**WILMINGTON TRUST,
NATIONAL ASSOCIATION, as Trustee**

By: _____
Vice President

[TO BE UPDATED]**EXHIBIT A****Series 2016 Bonds**

Payment Date	Principal Component	Interest Component	Total
12/1/2016		\$ 473,406.22	\$ 473,406.22
06/1/2017	\$ 915,000	441,518.75	1,356,518.75
12/1/2017		427,793.75	427,793.75
06/1/2018	975,000	427,793.75	1,402,793.75
12/1/2018		413,168.75	413,168.75
06/1/2019	1,000,000	413,168.75	1,413,168.75
12/1/2019		398,168.75	398,168.75
06/1/2020	1,035,000	398,168.75	1,433,168.75
12/1/2020		382,643.75	382,643.75
06/1/2021	1,065,000	382,643.75	1,447,643.75
12/1/2021		356,018.75	356,018.75
06/1/2022	1,115,000	356,018.75	1,471,018.75
12/1/2022		328,143.75	328,143.75
06/1/2023	1,170,000	328,143.75	1,498,143.75
12/1/2023		310,593.75	310,593.75
06/1/2024	1,205,000	310,593.75	1,515,593.75
12/1/2024		280,468.75	280,468.75
06/1/2025	1,270,000	280,468.75	1,550,468.75
12/1/2025		248,718.75	248,718.75
06/1/2026	1,330,000	248,718.75	1,578,718.75
12/1/2026		215,468.75	215,468.75
06/1/2027	1,400,000	215,468.75	1,615,468.75
12/1/2027		201,468.75	201,468.75
06/1/2028	1,425,000	201,468.75	1,626,468.75
12/1/2028		187,218.75	187,218.75
06/1/2029	1,455,000	187,218.75	1,642,218.75
12/1/2029		170,850.00	170,850.00
06/1/2030	1,485,000	170,850.00	1,655,850.00
12/1/2030		148,575.00	148,575.00
06/1/2031	1,530,000	148,575.00	1,678,575.00
12/1/2031		125,625.00	125,625.00
06/1/2032	1,575,000	125,625.00	1,700,625.00
12/1/2032		102,000.00	102,000.00
06/1/2033	1,625,000	102,000.00	1,727,000.00
12/1/2033		77,625.00	77,625.00
06/1/2034	1,675,000	77,625.00	1,752,625.00
12/1/2034		52,500.00	52,500.00
06/1/2035	1,725,000	52,500.00	1,777,500.00
12/1/2035		26,625.00	26,625.00
06/1/2036	1,775,000	26,625.00	1,801,625.00
	\$26,750,000	\$9,822,274.97	\$36,572,274.97

Series 2018 Bonds

Payment Date	Principal Component	Interest Component	Total
06/1/2019		\$ 528,791.67	\$ 528,791.67
12/1/2019		485,625.00	485,625.00
06/1/2020	\$ 925,000	485,625.00	1,410,625.00
12/1/2020		462,500.00	462,500.00
06/1/2021	965,000	462,500.00	1,427,500.00
12/1/2021		438,375.00	438,375.00
06/1/2022	1,015,000	438,375.00	1,453,375.00
12/1/2022		413,000.00	413,000.00
06/1/2023	1,065,000	413,000.00	1,478,000.00
12/1/2023		386,375.00	386,375.00
06/1/2024	1,125,000	386,375.00	1,511,375.00
12/1/2024		358,250.00	358,250.00
06/1/2025	1,175,000	358,250.00	1,533,250.00
12/1/2025		328,875.00	328,875.00
06/1/2026	1,230,000	328,875.00	1,558,875.00
12/1/2026		298,125.00	298,125.00
06/1/2027	1,295,000	298,125.00	1,593,125.00
12/1/2027		265,750.00	265,750.00
06/1/2028	1,355,000	265,750.00	1,620,750.00
12/1/2028		231,875.00	231,875.00
06/1/2029	1,420,000	231,875.00	1,651,875.00
12/1/2029		196,375.00	196,375.00
06/1/2030	1,495,000	196,375.00	1,691,375.00
12/1/2030		159,000.00	159,000.00
06/1/2031	750,000	159,000.00	909,000.00
12/1/2031		144,000.00	144,000.00
06/1/2032	780,000	144,000.00	924,000.00
12/1/2032		128,400.00	128,400.00
06/1/2033	810,000	128,400.00	938,400.00
12/1/2033		112,200.00	112,200.00
06/1/2034	845,000	112,200.00	957,200.00
12/1/2034		95,300.00	95,300.00
06/1/2035	880,000	95,300.00	975,300.00
12/1/2035		77,700.00	77,700.00
06/1/2036	915,000	77,700.00	992,700.00
12/1/2036		59,400.00	59,400.00
06/1/2037	950,000	59,400.00	1,009,400.00
12/1/2037		40,400.00	40,400.00
06/1/2038	990,000	40,400.00	1,030,400.00
12/1/2038		20,600.00	20,600.00
06/1/2039	1,030,000	20,600.00	1,050,600.00
	\$21,015,000	\$9,933,041.67	\$30,948,041.67

Total Debt Service – Series 2016 and 2018 Bonds

Payment Date	Total Principal	Total Interest	Total
12/1/2016		\$ 473,406.22	\$ 473,406.22
06/1/2017	\$ 915,000	441,518.75	1,356,518.75
12/1/2017		427,793.75	427,793.75
06/1/2018	975,000	427,793.75	1,402,793.75
12/1/2018		413,168.75	413,168.75
06/1/2019	1,000,000	941,960.42	1,941,960.42
12/1/2019		883,793.75	883,793.75
06/1/2020	1,960,000	883,793.75	2,843,793.75
12/1/2020	0	845,143.75	845,143.75
06/1/2021	2,030,000	845,143.75	2,875,143.75
12/1/2021	0	794,393.75	794,393.75
06/1/2022	2,130,000	794,393.75	2,924,393.75
12/1/2022	0	741,143.75	741,143.75
06/1/2023	2,235,000	741,143.75	2,976,143.75
12/1/2023	0	696,968.75	696,968.75
06/1/2024	2,330,000	696,968.75	3,026,968.75
12/1/2024	0	638,718.75	638,718.75
06/1/2025	2,445,000	638,718.75	3,083,718.75
12/1/2025	0	577,593.75	577,593.75
06/1/2026	2,560,000	577,593.75	3,137,593.75
12/1/2026	0	513,593.75	513,593.75
06/1/2027	2,695,000	513,593.75	3,208,593.75
12/1/2027	0	467,218.75	467,218.75
06/1/2028	2,780,000	467,218.75	3,247,218.75
12/1/2028	0	419,093.75	419,093.75
06/1/2029	2,875,000	419,093.75	3,294,093.75
12/1/2029	0	367,225.00	367,225.00
06/1/2030	2,980,000	367,225.00	3,347,225.00
12/1/2030	0	307,575.00	307,575.00
06/1/2031	2,280,000	307,575.00	2,587,575.00
12/1/2031	0	269,625.00	269,625.00
06/1/2032	2,355,000	269,625.00	2,624,625.00
12/1/2032	0	230,400.00	230,400.00
06/1/2033	2,435,000	230,400.00	2,665,400.00
12/1/2033	0	189,825.00	189,825.00
06/1/2034	2,520,000	189,825.00	2,709,825.00
12/1/2034	0	147,800.00	147,800.00
06/1/2035	2,605,000	147,800.00	2,752,800.00
12/1/2035	0	104,325.00	104,325.00
06/1/2036	2,690,000	104,325.00	2,794,325.00
12/1/2037	0	59,400.00	59,400.00
06/1/2037	950,000	59,400.00	1,009,400.00
12/1/2038	0	40,400.00	40,400.00
06/1/2038	990,000	40,400.00	1,030,400.00
12/1/2039	0	20,600.00	20,600.00
06/1/2039	1,030,000	20,600.00	1,050,600.00
	\$47,765,000	\$19,755,316.64	\$67,520,316.64

THIRD SUPPLEMENTAL AGREEMENT OF TRUST

between

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

and

**WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee**

Dated as of _____, 2021

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THIS THIRD SUPPLEMENTAL AGREEMENT OF TRUST dated as of _____, 2021, by and between the **ECONOMIC DEVELOPMENT AUTHORITY OF JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the “Authority”), and **WILMINGTON TRUST, NATIONAL ASSOCIATION**, a national banking association, having a corporate trust office in Richmond, Virginia, as trustee (in such capacity, together with any successor in such capacity, herein called the “Trustee”), provides:

WHEREAS, the Authority and the Trustee have entered into an Agreement of Trust dated as of June 1, 2016 (the “Master Agreement of Trust”), pursuant to which the Authority has agreed to issue from time to time public facility revenue bonds or notes and use the proceeds thereof to finance and refinance costs incurred in connection with certain Projects (as hereinafter defined) for the benefit of James City County, Virginia (the “County”); and

WHEREAS, in compliance with the Master Agreement of Trust and pursuant to the terms of a First Supplemental Agreement of Trust dated as of June 1, 2016 (the “First Supplemental Trust Agreement”), the County requested the Authority to issue a series of public facility revenue bonds in the aggregate principal amount of \$26,750,000 (the “Series 2016 Bonds”) to finance the costs of the Series 2016 Project (as defined in the First Supplemental Trust Agreement); and

WHEREAS, in compliance with the Master Agreement of Trust and pursuant to the terms of a Second Supplemental Agreement of Trust dated as of November 1, 2018 (the “Second Supplemental Trust Agreement”), the County requested the Authority to issue a series of public facility revenue bonds in the aggregate principal amount of \$21,015,000 (the “Series 2018 Bonds”) (a) to refund the outstanding principal balance of the Series 2009 Bonds (as defined in the Second Supplemental Trust Agreement), (b) to finance the Series 2018 Project (as defined in the Second Supplemental Trust Agreement) and (c) to pay the financing and issuance costs related thereto; and

WHEREAS, at the request of the County, the Authority has determined to issue an additional Series of Bonds under the Master Agreement of Trust in the original aggregate principal amount of \$_____ (as further described herein, the “Series 2021 Bonds”), the proceeds of which will be loaned to the County (a) to refund the [outstanding principal balance] of the Series 2012 Bonds (as defined herein) and (b) to pay the issuance and refunding costs related thereto; and

WHEREAS, the Authority has agreed to issue the Series 2021 Bonds, secured by a pledge of the revenues and receipts derived from a Financing Agreement dated as of June 1, 2016, as previously supplemented and as further supplemented by a Second Supplemental Financing Agreement dated as of _____, 2021 (collectively, the “Financing Agreement”), between the Authority and the County, and the County has undertaken, subject to the appropriation by the County Board of Supervisors from time to time of sufficient amounts for such purposes, to make basic payments that will be sufficient to pay the principal of and premium, if any, and interest on the Series 2016 Bonds, the Series 2018 Bonds and the Series 2021 Bonds, as the same shall become due; and

WHEREAS, the Authority has taken all necessary action to make the Series 2021 Bonds, when authenticated by the Trustee and issued by the Authority, valid and binding limited obligations of the Authority and to constitute this Third Supplemental Trust Agreement a valid and binding agreement authorizing and providing for the details of the Series 2021 Bonds;

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

ARTICLE I

THIRD SUPPLEMENTAL TRUST AGREEMENT

Section 3.101 Authorization of Third Supplemental Trust Agreement.

This Third Supplemental Trust Agreement is authorized and executed by the Authority and delivered to the Trustee pursuant to and in accordance with Articles III and X of the Master Agreement of Trust. All terms, covenants, conditions and agreements of the Master Agreement of Trust shall apply with full force and effect to the Series 2021 Bonds and to the holders thereof, except as otherwise provided in this Third Supplemental Trust Agreement.

Section 3.102 Definitions.

Except as otherwise defined in this Third Supplemental Trust Agreement, words defined in the Master Agreement of Trust are used in this Third Supplemental Trust Agreement with the meanings assigned to them in the Master Agreement of Trust. In addition, the following words shall have the following meanings unless a different meaning clearly appears from the context:

“2012 Bond Fund” shall mean the Bond Fund created by the Indenture of Trust dated as of September 1, 2012, between the Authority and Regions Bank, as trustee.

“2012 Trustee” shall mean Regions Bank, as trustee for the Series 2012 Bonds pursuant to the terms of the Indenture of Trust dated as of September 1, 2012, with the Authority.

“Closing Date” shall mean _____, 2021.

“First Supplemental Trust Agreement” shall mean the First Supplemental Agreement of Trust dated as of June 1, 2016, between the Authority and the Trustee, which supplements and amends the Master Agreement of Trust, including any supplements, amendments or modifications to the First Supplemental Trust Agreement as the parties may undertake.

“Letter of Representations” shall mean the Blanket Letter of Representations dated May 29, 2013, from the Authority to the Securities Depository and any amendments thereto or successor agreements between the Authority and any successor Securities Depository with respect to the Series 2021 Bonds. Notwithstanding any provision of the Master Agreement of Trust, including Article X regarding amendments, the Trustee may enter into any such amendment or successor agreement without the consent of Bondholders.

“Second Supplemental Trust Agreement” shall mean the Second Supplemental Agreement of Trust between the Authority and the Trustee, which supplements and amends the Master Agreement of Trust, including any supplements, amendments or modifications to the Second Supplemental Trust Agreement as the parties may undertake.

“Securities Depository” shall mean The Depository Trust Company, a corporation organized and existing under the laws of the State of New York, and any other securities depository for the Series 2021 Bonds appointed pursuant to Section 3.204, and their successors.

“Series 2012 Bonds” shall mean the Authority’s \$26,380,000 Lease Revenue Bonds (County of James City, Virginia Capital Projects), Series 2012.

“Series 2016 Bonds” shall mean the Authority’s \$26,750,000 Public Facility Revenue Bonds (James City County School Project), Series 2016, authorized to be issued pursuant to the First Supplemental Trust Agreement.

“Series 2018 Bonds” shall mean the Authority’s \$21,015,000 Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2018, authorized to be issued pursuant to the Second Supplemental Trust Agreement.

“Series 2021 Bonds” shall mean the Authority’s \$_____ Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021, authorized to be issued pursuant to this Third Supplemental Trust Agreement.

“Third Supplemental Trust Agreement” shall mean this Third Supplemental Agreement of Trust between the Authority and the Trustee, which supplements and amends the Master Agreement of Trust, including any supplements, amendments or modifications to the Third Supplemental Trust Agreement as the parties may undertake.

Section 3.103 Rules of Construction.

The following rules shall apply to the construction of this Third Supplemental Trust Agreement unless the context otherwise requires:

(a) Words importing the singular number shall include the plural number and vice versa.

(b) Words importing the redemption or calling for redemption of Series 2021 Bonds shall not be deemed to refer to or connote the payment of Series 2021 Bonds at their stated maturity.

(c) Unless otherwise indicated, all references herein to particular Articles or Sections are references to Articles or Sections of this Third Supplemental Trust Agreement.

(d) The headings herein and Table of Contents to this Third Supplemental Trust Agreement herein are solely for convenience of reference and shall not constitute a part of this Third Supplemental Trust Agreement nor shall they affect its meaning, construction or effect.

(e) All references herein to payment of Series 2021 Bonds are references to payment of principal of and premium, if any, and interest on the Series 2021 Bonds.

ARTICLE II

AUTHORIZATION, DETAILS AND FORM OF SERIES 2021 BONDS

Section 3.201 Authorization of Series 2021 Bonds.

There are hereby authorized to be issued the Series 2021 Bonds in an aggregate principal amount of \$_____ to (a) refund the [outstanding principal balance] of the Series 2012 Bonds and (b) pay issuance and refunding costs related thereto, in accordance with Article IV hereof.

Section 3.202 Details of Series 2021 Bonds.

(a) The Series 2021 Bonds shall be designated "Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021," shall be dated the Closing Date, shall be issuable only as fully registered bonds in denominations of \$5,000 and integral multiples thereof and shall be numbered R-1 upward. The Series 2021 Bonds shall bear interest at rates, payable semiannually on each June 15 and December 15, beginning _____, _____, and shall mature in installments on June 15 in years and amounts, as follows:

Year	Amount	Rate	Year	Amount	Rate
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(b) Each Series 2021 Bond shall bear interest (a) from its date, if such Series 2021 Bond is authenticated prior to the first interest payment date, or (b) otherwise from the interest payment date that is, or immediately precedes, the date on which such Series 2021 Bond is authenticated; provided, however, that if at the time of authentication of any Series 2021 Bond payment of interest is in default, such Series 2021 Bond shall bear interest from the date to which interest has been paid. Interest shall be calculated on the basis of a 360-day year of twelve 30-day months.

(c) Principal of the Series 2021 Bonds shall be payable to the registered holder(s) upon the surrender of Series 2021 Bonds at the designated corporate trust office of the Trustee in Richmond, Virginia, or such other office as the Trustee may designate in writing, from time to time. Interest on the Series 2021 Bonds shall be payable by check or draft mailed to the

registered owners at their addresses as they appear on the registration books kept by the Trustee on the first day of the month in which each interest payment date occurs; provided, however, if the Series 2021 Bonds are registered in the name of a Securities Depository or its nominee as registered holder or at the option of a registered holder(s) of at least \$1,000,000 of Series 2021 Bonds, payment shall be made by wire transfer pursuant to the wire instructions received by the Trustee from such registered holder(s). Principal and interest shall be payable in lawful money of the United States of America.

Section 3.203 Form of Series 2021 Bonds.

The Series 2021 Bonds shall be in substantially the form set forth in **Exhibit A**, with such appropriate variations, omissions and insertions as are permitted or required by the Master Agreement of Trust and this Third Supplemental Trust Agreement.

Section 3.204 Securities Depository Provisions.

Initially, one certificate for each maturity of the Series 2021 Bonds will be issued and registered to the Securities Depository, or its nominee. The Authority shall enter into a Letter of Representations relating to a book-entry system to be maintained by the Securities Depository with respect to the Series 2021 Bonds.

In the event that (a) the Securities Depository determines not to continue to act as a securities depository for the Series 2021 Bonds by giving notice to the Trustee and the Authority discharging its responsibilities hereunder or (b) the Authority, at the direction of the County, determines (1) that beneficial owners of Series 2021 Bonds shall be able to obtain certificated Series 2021 Bonds or (2) to select a new Securities Depository, then the Trustee shall, at the direction of the Authority, attempt to locate another qualified securities depository to serve as Securities Depository or authenticate and deliver certificated Series 2021 Bonds to the beneficial owners or to the Securities Depository participants on behalf of beneficial owners substantially in the form provided for in **Exhibit A**; provided, however, that such form shall provide for interest on the Series 2021 Bonds to be payable (i) from the Closing Date, if it is authenticated prior to _____, _____, or (ii) otherwise from the June 15 or December 15 that is, or immediately precedes, the date on which it is authenticated (unless payment of interest thereon is in default, in which case interest on such Series 2021 Bonds shall be payable from the date to which interest has been paid). In delivering certificated Series 2021 Bonds, the Trustee shall be entitled to rely conclusively on the records of the Securities Depository as to the beneficial owners or the records of the Securities Depository participants acting on behalf of beneficial owners. Such certificated Series 2021 Bonds will be registrable, transferable and exchangeable as set forth in Sections 204 and 205 of the Master Agreement of Trust.

So long as there is a Securities Depository for the Series 2021 Bonds (A) it or its nominee shall be the registered holder(s) of the Series 2021 Bonds, (B) notwithstanding anything to the contrary in this Agreement, determinations of persons entitled to payment of principal and interest, transfers of ownership and exchanges and receipt of notices shall be the responsibility of the Securities Depository and shall be effected pursuant to rules and procedures established by such Securities Depository, (C) the Authority and the Trustee shall not be responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository,

its participants or persons acting through such participants, (D) references in this Agreement to registered holder(s) of the Series 2021 Bonds shall mean such Securities Depository or its nominee and shall not mean the beneficial owners of the Series 2021 Bonds and (E) in the event of any inconsistency between the provisions of this Agreement, other than those set forth in this paragraph and the preceding paragraph, and the provisions of the Letter of Representations such provisions of the Letter of Representations shall control.

Section 3.205 Delivery of Series 2021 Bonds.

The Trustee shall authenticate and deliver the Series 2021 Bonds when there have been filed with or delivered to it all items required by Section 303 of the Master Agreement of Trust.

ARTICLE III

REDEMPTION OF SERIES 2021 BONDS

Section 3.301 Redemption Date and Price.

The Series 2021 Bonds may not be called for redemption by the Authority except as follows:

(a) Optional Redemption. The Series 2021 Bonds maturing on and before June 15, ____, will not be subject to redemption prior to maturity. The Series 2021 Bonds maturing on and after June 15, ____, will be subject to redemption prior to maturity, at the option of the Authority upon the direction of the County, on or after June 15, ____, in whole or in part (in \$5,000 integrals) at any time, upon payment of 100% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

(b) [Mandatory Sinking Fund Redemption.]

Section 3.302 Selection of Series 2021 Bonds for Redemption.

If less than all of the Series 2021 Bonds are called for optional redemption, the maturities of the Series 2021 Bonds (or portions thereof) to be redeemed shall be selected by the County. If less than all of the Series 2021 Bonds of a maturity are called for optional redemption, the particular Series 2021 Bonds within each maturity to be redeemed shall be selected by the Securities Depository or any successor securities depository pursuant to its rules and procedures or, if the book-entry system is discontinued, shall be selected by the Trustee by lot in such manner as the Trustee in its discretion may determine. The portion of any Series 2021 Bond to be redeemed shall be in the principal amount of \$5,000 or some multiple thereof. In selecting Series 2021 Bonds for redemption, each Series 2021 Bond shall be considered as representing that number of Series 2021 Bonds which is obtained by dividing the principal amount of such Series 2021 Bond by \$5,000. If a portion of a Series 2021 Bond shall be called for redemption, a new Series 2021 Bond in principal amount equal to the unredeemed portion thereof shall be issued to the registered owner upon the surrender thereof.

Section 3.303 Notice of Redemption.

Notice of redemption of Series 2021 Bonds shall be given in the manner set forth in Section 402 of the Master Agreement of Trust.

ARTICLE IV

APPLICATION OF PROCEEDS OF SERIES 2021 BONDS

Section 3.401 Application of Proceeds of Series 2021 Bonds.

The net proceeds of the Series 2021 Bonds (\$_____) shall be paid as follows: (a) \$_____ to the Trustee for deposit in the Series 2021 Cost of Issuance Account in the Project Fund and (b) \$_____ to the 2012 Trustee for deposit to the 2012 Bond Fund to refund and defease the [outstanding principal balance] of the Series 2012 Bonds.

ARTICLE V

ESTABLISHMENT OF ACCOUNTS

Section 3.501 Series 2021 Cost of Issuance Account.

There shall be established within the Project Fund a special account entitled “Series 2021 Cost of Issuance Account.” The portion of the proceeds of the Series 2021 Bonds specified in Section 3.401(a) shall be deposited in the Series 2021 Cost of Issuance Account. Money in the Series 2021 Cost of Issuance Account shall be used in accordance with the provisions of Section 503 of the Master Agreement of Trust to pay costs of issuing the Series 2021 Bonds and refunding the Series 2012 Bonds.

Section 3.502 Debt Service Reserve Fund; No Series Account.

No Series account shall be established in the Debt Service Reserve Fund in connection with the Series 2021 Bonds and no monies in the Debt Service Reserve Fund (if later funded in connection with the issuance of Additional Bonds) shall secure the Series 2021 Bonds.

ARTICLE VI

SECURITY FOR SERIES 2021 BONDS

Section 3.601 Security for Series 2021 Bonds.

The Series 2021 Bonds shall be equally and ratably secured under the Master Agreement of Trust with the outstanding principal balance of the Series 2016 Bonds, the Series 2018 Bonds and any other series issued pursuant to Article III of the Master Agreement of Trust, without preference, priority or distinction of any Bonds over any other Bonds, except as provided in the Master Agreement of Trust.

ARTICLE VII

MISCELLANEOUS

Section 3.701 Limitations on Use of Proceeds.

The Authority intends that interest on the Series 2021 Bonds shall be excluded from gross income for Federal income tax purposes. The Authority covenants with the holders of the Series 2021 Bonds not to take any action that would adversely affect, and to take all action within its power necessary to maintain, the exclusion of interest on all Series 2021 Bonds from gross income for Federal income taxation purposes.

Section 3.702 Limitation of Rights.

With the exception of rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Third Supplemental Trust Agreement or the Series 2021 Bonds is intended or shall be construed to give to any person other than the parties hereto and the holders of Series 2021 Bonds any legal or equitable right, remedy or claim under or in respect to this Third Supplemental Trust Agreement or any covenants, conditions and agreements herein contained since this Third Supplemental Trust Agreement and all of the covenants, conditions and agreements hereof are intended to be and are for the sole and exclusive benefit of the parties hereto and the holders of Bonds as herein provided.

Section 3.703 Severability.

If any provision of this Third Supplemental Trust Agreement shall be held invalid by any court of competent jurisdiction, such holding shall not invalidate any other provision hereof and this Third Supplemental Trust Agreement shall be construed and enforced as if such illegal provision had not been contained herein.

Section 3.704 Successors and Assigns.

This Third Supplemental Trust Agreement shall be binding upon, inure to the benefit of and be enforceable by the parties and their respective successors and assigns.

Section 3.705 Applicable Law.

This Third Supplemental Trust Agreement shall be governed by the applicable laws of the Commonwealth of Virginia.

Section 3.706 Counterparts.

This Third Supplemental Trust Agreement may be executed in several counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

Section 3.707 Freedom Act Requirements.

To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee may ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

IN WITNESS WHEREOF, the Authority and the Trustee have caused this Third Supplemental Trust Agreement to be executed in their respective corporate names as of the date first above written.

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

By _____
Chair

**WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee**

By _____
Vice President

Acknowledged and Consented To:

**BOARD OF SUPERVISORS OF
JAMES CITY COUNTY, VIRGINIA,
on behalf of JAMES CITY COUNTY,
VIRGINIA**

By: _____
County Administrator

EXHIBIT A

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation ("DTC"), to the issuer or its agent for registration of transfer, exchange, or payment, and any certificate is registered in the name of Cede & Co., or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

REGISTERED

REGISTERED

R-1

\$ _____

UNITED STATES OF AMERICA

COMMONWEALTH OF VIRGINIA

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

**Public Facility Revenue Refunding Bond
(County Government Projects),
Series 2021**

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP
_____%	June 15, ____	_____, 2021	47030F ____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

The Economic Development Authority of James City County, Virginia, a political subdivision of the Commonwealth of Virginia (the "Authority"), for value received, hereby promises to pay upon surrender hereof at the designated corporate trust office of Wilmington Trust, National Association, Richmond, Virginia, as trustee, or its successor in trust (the "Trustee"), under the Agreement of Trust (as hereinafter defined) solely from the source and as hereinafter provided, to the registered owner hereof, or registered assigns or legal representative, the principal sum stated above on the maturity date stated above, subject to prior redemption as hereinafter provided, and to pay, solely from such source, interest hereon on each June 15 and December 15, beginning _____, _____, at the annual rate stated above, calculated on the basis of a 360-day year of twelve 30-day months. Interest is payable (a) from the Dated Date, if this bond is authenticated prior to _____, _____, or (b) otherwise from the June 15 or December 15 that is, or immediately precedes, the date on which this bond is authenticated (unless payment of interest hereon is in default, in which case this bond shall bear interest from the date to which

interest has been paid). Interest is payable by check or draft mailed to the registered owner hereof at its address as it appears on the 1st day of the month in which an interest payment date occurs on registration books kept by the Trustee; provided, however, that at the option of a registered owner of at least \$1,000,000 of Bonds (as hereinafter defined), payment will be made by wire transfer pursuant to the most recent wire instructions received by the Trustee from such registered owner. If such interest payment date is not a Business Day (as defined in the Agreement of Trust), such payment shall be made on the next succeeding Business Day with the same effect as if made on the day such payment was due and no interest shall accrue hereon. Principal and interest are payable in lawful money of the United States of America.

Notwithstanding any other provision hereof, this bond is subject to book-entry form maintained by The Depository Trust Company (“DTC”), and the payment of principal and interest, the providing of notices and other matters shall be made as described in the Authority’s Letter of Representations to DTC.

This bond is one of an issue of \$_____ Public Facility Revenue Refunding Bonds (County Government Projects), Series 2021 (the “2021 Bonds”), authorized and issued pursuant to the Virginia Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2, Code of Virginia of 1950, as amended. The 2021 Bonds are issued under and secured by an Agreement of Trust dated as of June 1, 2016, between the Authority and the Trustee, as previously supplemented and as further supplemented by a Third Supplemental Agreement of Trust dated as of _____, 2021 (collectively, the “Agreement of Trust”). The Series 2021 Bonds will be secured on a parity with the outstanding principal amount of the Authority’s \$26,750,000 Public Facility Revenue Bonds (James City County School Project), Series 2016, and its \$21,015,000 Public Facility Revenue and Refunding Bonds (County Government Projects), Series 2018 (collectively, the “Existing Parity Bonds”). The Agreement of Trust assigns to the Trustee, as security for the Existing Parity Bonds, the 2021 Bonds, and any additional bonds to be issued under the Agreement of Trust, (a) the revenues and receipts derived from a Financing Agreement dated as of June 1, 2016, as previously supplemented and as further supplemented by a Second Supplemental Financing Agreement dated as of _____, 2021 (together, the “Financing Agreement”), between the Authority and James City County, Virginia (the “County”), and (b) the Authority’s rights under the Financing Agreement (except for the Authority’s rights under the Financing Agreement to the payment of certain fees and expenses and the rights to notices).

Reference is hereby made to the Agreement of Trust for a description of the provisions, among others, with respect to the nature and extent of the security, the rights, duties and obligations of the Authority and the Trustee, the rights of the holders of the 2021 Bonds and the terms upon which the 2021 Bonds are issued and secured. Additional bonds secured by a pledge of revenues and receipts derived from the County under the Financing Agreement on a parity with the 2021 Bonds may be issued under the terms and conditions set forth in the Agreement of Trust. Terms not otherwise defined herein shall have the meaning assigned such terms in the Agreement of Trust.

The 2021 Bonds are issued to (a) refund the [outstanding principal balance] of the Authority’s \$26,380,000 Lease Revenue Bonds (County of James City, Virginia Capital Projects), Series 2012 (the “Refunded Bonds”) and (b) pay costs of issuing the 2021 Bonds and refunding the Refunded Bonds. Under the Financing Agreement, the County has agreed to make

payments that will be sufficient to pay the principal of and interest on the 2021 Bonds as the same shall become due in accordance with their terms and the provisions and the terms of the Agreement of Trust; provided, however, that the obligation of the County to make such payments constitutes a current expense of the County that is subject to appropriation by the County Board of Supervisors from time to time of sufficient monies for such purposes. The obligation of the County to make payments under the Financing Agreement does not constitute a debt of the County within the meaning of any constitutional or statutory limitation nor a liability of or a lien or charge upon funds or property of the County beyond any fiscal year for which the County has appropriated moneys to make such payments.

THE 2021 BONDS AND THE PREMIUM, IF ANY, AND THE INTEREST THEREON ARE LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM REVENUES AND RECEIPTS DERIVED FROM THE COUNTY RECEIVED BY THE AUTHORITY UNDER THE FINANCING AGREEMENT, AND FROM CERTAIN FUNDS, AND THE INVESTMENT INCOME THEREON, HELD UNDER THE AGREEMENT OF TRUST, WHICH REVENUES, RECEIPTS AND FUNDS HAVE BEEN PLEDGED AND ASSIGNED TO SECURE PAYMENT THEREOF. THE 2021 BONDS AND INTEREST THEREON SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL OBLIGATION DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE COMMONWEALTH OF VIRGINIA OR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE AUTHORITY AND THE COUNTY. NEITHER THE COMMONWEALTH OF VIRGINIA NOR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE AUTHORITY AND THE COUNTY, SHALL BE OBLIGATED TO PAY THE PRINCIPAL OF OR PREMIUM, IF ANY, OR INTEREST ON THE 2021 BONDS OR OTHER COSTS INCIDENT THERETO EXCEPT FROM THE REVENUES AND RECEIPTS PLEDGED AND ASSIGNED THEREFOR, AND NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE COMMONWEALTH OF VIRGINIA, OR ANY POLITICAL SUBDIVISION THEREOF, INCLUDING THE AUTHORITY AND THE COUNTY, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR PREMIUM, IF ANY, OR INTEREST ON THE 2021 BONDS OR OTHER COSTS INCIDENT THERETO. THE AUTHORITY HAS NO TAXING POWER.

No covenant, condition or agreement contained herein shall be deemed to be a covenant, agreement or obligation of any present or future director, officer, employee or agent of the Authority in his individual capacity, and neither the Chair of the Authority nor any officer thereof executing this bond shall be liable personally on the 2021 Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

The 2021 Bonds may not be called for redemption by the Authority except as provided herein and in the Agreement of Trust.

Optional Redemption. The 2021 Bonds maturing on and before June 15, ____, will not be subject to redemption prior to maturity. The 2021 Bonds maturing on and after June 15, ____, will be subject to redemption prior to maturity, at the option of the Authority upon the direction of the County, on or after June 15, ____, in whole or in part (in \$5,000 integrals) at any time, upon payment of 100% of the principal amount to be redeemed, plus interest accrued to the date fixed for redemption.

[Mandatory Sinking Fund Redemption.]

If less than all of the 2021 Bonds are called for optional redemption, the maturities of the 2021 Bonds (or portions thereof) to be redeemed shall be selected by the County. If less than all of the 2021 Bonds of a maturity are called for optional redemption, the particular 2021 Bonds within each maturity to be redeemed shall be selected by the Securities Depository or any successor securities depository pursuant to its rules and procedures or, if the book-entry system is discontinued, shall be selected by the Trustee by lot in such manner as the Trustee in its discretion may determine. The portion of any 2021 Bond to be redeemed shall be in the principal amount of \$5,000 or some integral multiple thereof. In selecting 2021 Bonds for redemption, each 2021 Bond shall be considered as representing that number of 2021 Bonds which is obtained by dividing the principal amount of such Bond by \$5,000.

If any of the 2021 Bonds or portions thereof are called for redemption, the Trustee shall send notice of the call for redemption, identifying the 2021 Bonds or portions thereof to be redeemed, not less than 30 nor more than 60 days prior to the redemption date, by facsimile, registered or certified mail or overnight express delivery, to the registered owner of the 2021 Bonds. Such notice may state that (1) it is conditioned upon the deposit of moneys, in an amount equal to the amount necessary to effect the redemption, with the Trustee no later than the redemption date or (2) the Authority retains the right to rescind such notice on or prior to the scheduled redemption date, and such notice and optional redemption shall be of no effect if such moneys are not so deposited or if the notice is rescinded. Provided funds for their redemption are on deposit at the place of payment on the redemption date, all Bonds or portions thereof so called for redemption shall cease to bear interest on such date, shall no longer be secured by the Agreement of Trust and shall not be deemed to be Outstanding under the provisions of the Agreement of Trust. If a portion of this bond shall be called for redemption, a new bond in principal amount equal to the unredeemed portion hereof will be issued to DTC or its nominee upon surrender hereof, or if the book-entry system is discontinued, to the registered owners of the 2021 Bonds.

The registered owner of this bond shall have no right to enforce the provisions of the Agreement of Trust or to institute action to enforce the covenants therein or to take any action with respect to any Event of Default under the Agreement of Trust or to institute, appear in or defend any suit or other proceedings with respect thereto, except as provided in the Agreement of Trust. Modifications or alterations of the Agreement of Trust or the Financing Agreement, or of any supplement thereto, may be made only to the extent and in the circumstances permitted by the Agreement of Trust.

The 2021 Bonds are issuable as registered bonds in the denomination of \$5,000 and integral multiples thereof. Upon surrender for transfer or exchange of this bond at the designated corporate trust office of the Trustee in [Richmond, Virginia], together with an assignment duly executed by the registered owner or its duly authorized attorney or legal representative in such form as shall be satisfactory to the Trustee, the Authority shall execute, and the Trustee shall authenticate and deliver in exchange, a new bond or bonds in the manner and subject to the limitations and conditions provided in the Agreement of Trust, having an equal aggregate principal amount, in authorized denominations, of the same series, form and maturity, bearing interest at the same rate and registered in the name or names as requested by the then registered

owner hereof or its duly authorized attorney or legal representative. Any such exchange shall be at the expense of the Authority, except that the Trustee may charge the person requesting such exchange the amount of any tax or other governmental charge required to be paid with respect thereto.

The Trustee shall treat the registered owner as the person exclusively entitled to payment of principal and interest and the exercise of all other rights and powers of the owner, except that interest payments shall be made to the person shown as holder on the first day of the month in which each interest payment date occurs.

All acts, conditions and things required to happen, exist or be performed precedent to and in the issuance of this bond have happened, exist and have been performed.

This bond shall not become obligatory for any purpose or be entitled to any security or benefit under the Agreement of Trust or be valid until the Trustee shall have executed the Certificate of Authentication appearing hereon and inserted the date of authentication hereon.

IN WITNESS WHEREOF, the Economic Development Authority of James City County, Virginia, has caused this bond to be signed by its Chair, its seal to be imprinted hereon and attested by its Secretary, and this bond to be dated the Dated Date.

**ECONOMIC DEVELOPMENT AUTHORITY
OF JAMES CITY COUNTY, VIRGINIA**

(SEAL)

By _____
Chair

Attest:

Secretary

CERTIFICATE OF AUTHENTICATION

Date Authenticated: _____

This bond is one of the 2021 Bonds described in the within mentioned Agreement of Trust.

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee

By _____
Authorized Representative

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sell(s), assign(s) and transfer(s) unto

(please print or typewrite name and address, including zip code, of Transferee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF TRANSFEREE

-
-
-
-
-
-

the within Bond and all rights thereunder, hereby irrevocably constituting and appointing

_____, Attorney, to transfer said Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed

NOTICE: Signature(s) must be guaranteed by an Eligible Guarantor Institution such as a Commercial Bank, Trust Company, Securities Broker/Dealer, Credit Union, or Savings Association who is a member of a medallion program approved by The Securities Transfer Association, Inc.

(Signature of Registered Owner

NOTICE: The signature above must correspond with the name of the registered owner as it appears on the front of this bond in every particular, without alteration or enlargement or any change whatsoever.

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney

SUBJECT: Discussion or consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; in particular, 3 parcels of real property along Ironbound Road pursuant to Section 2.2-3711(A)(3) of the Code of Virginia

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/20/2021 - 1:40 PM

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney

SUBJECT: Discussion or consideration of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; in particular, the property at 101 Mounts Bay Road pursuant to Section 2.2-3711(A)(3) of the Code of Virginia

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 2:01 PM

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: John Carnifax, Interim Assistant County Administrator

SUBJECT: Discussion of an award of a public contract for the use of the Ambler's House at the Jamestown Beach Event Park including discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/19/2021 - 8:07 AM

ITEM SUMMARY

DATE: 4/27/2021

TO: The Board of Supervisors

FROM: Teresa J. Fellows, Deputy Clerk

SUBJECT: Adjourn until 5 p.m. on May 11, 2021 for the Regular Meeting

REVIEWERS:

Department	Reviewer	Action	Date
Board Secretary	Fellows, Teresa	Approved	4/16/2021 - 1:57 PM