

**AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 28TH DAY OF SEPTEMBER 2010, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.**

**A. CALL TO ORDER**

**B. ROLL CALL**

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

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

**C. BOARD DISCUSSIONS**

**1. Joint Work Session with the Economic Development Authority**

Mr. Tom Tingle, Chairman, Economic Development Authority (EDA) called to order the EDA. Members present for the EDA were Ms. Leanne DuBois, Mr. Larry Pulley, Mr. Marshall Warner, Mr. Tom Tingle, and Mr. Doug Gebhardt. Mr. Stephen Montgomery and Mr. Paul Gerhardt were not in attendance.

Mr. Tingle explained that the purpose of the work session was to inform the Board of the EDA's recent activities and receive guidance and input from the Board. Mr. Tingle and the members of the EDA reviewed the strategic initiatives developed to help move the Authority forward and encourage economic growth in the County. Discussion was held about attracting traditional and knowledge-based businesses, rural economic development initiatives, Enterprise Zone strategies, and attraction of entrepreneurial and healthcare industries. Mr. Tingle discussed the possibility of a regional business incubator in collaboration with the City of Williamsburg and York County.

Mr. Kennedy asked about necessary tools and funding to help direct these initiatives.

Mr. Tingle stated that a majority of the funds for the EDA was from industrial revenue bonding, which would support the programs that carried the weight to warrant funds from the County. He noted the excellent service of Mr. Keith Taylor and the service of Mr. Steven Yavorsky. He commented that the New Town office space was ideal for the Office of Economic Development.

Discussion was held about potential uses for Mainland Farm, including rural economic development projects in conjunction with hospitality and tourism. There was discussion about economic development collaboration within the region and the fiscal contributions of economic development to the County. Discussion

was held on what types of economic development would be best for the community and regionalism in relation to the recent Historic Triangle Collaboration Economic Diversification Report, the Regional Comprehensive Plan, and working with the other local governing bodies.

2. Rural Lands

Mr. Kennedy encouraged good dialogue to create sound policy on Rural Lands. He commented that this subject would likely result in a series of meetings that would involve the public.

Discussion was held about the dangers perceived toward rural lands and the challenges faced by the large property owners remaining in the County. Discussion was held on protection of property rights and the possibilities and limitations of a Transfer of Development Rights (TDR) program. The Board discussed environmental protections in contrast with landowner rights. Discussion was held about evaluating the Public Service Area and by-right and special uses in the zoning ordinance update related to rural lands.

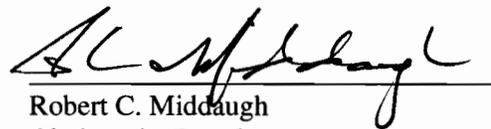
The Board requested a meeting with representatives from other localities with TDR programs in conjunction with requirements from the State and as well as receiving input from consultants. Discussion was held about the possibility of developing a policy that prevented urban sprawl and preserved rural lands, but allowed cluster development. Irrigation and water demand were discussed along with the idea of predictability for the rural lands program.

Discussion was held on how to enable and promote agribusiness and farming in the County to complement the preservation of rural lands. The Board had further discussion about cluster development in rural lands and increased densities in rural areas.

Staff requested feedback on the worksheet included in the Board materials for further direction in developing the zoning ordinance in relation to rural lands, as well as any guidance or questions to be presented to the consultant once one was chosen.

**D. BREAK**

At 5:47 p.m., the Board broke for dinner.

  
Robert C. Middaugh  
Clerk to the Board