

AT A WORK SESSION OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON APRIL 15, 2003 AT 3:00 P.M. AT THE CONFERENCE ROOM OF THE WILLIAMSBURG SOAP AND CANDLE COMPANY, 7521 RICHMOND ROAD, JAMES CITY COUNTY, VIRGINIA.

1. CALL TO ORDER

The meeting was called to order by Chairman Campana at 3:01 p.m.

2. ROLL CALL

A roll call identified the following members present:

Mr. Gilbert Bartlett  
Mr. John Berkenkamp  
Mr. Vincent Campana, Jr.  
Ms. Virginia Hartmann  
Mr. Bernard Ngo  
Mr. Mark Rinaldi

ALSO PRESENT

Keith A. Taylor, IDA Secretary  
Michael Brown, Board of Supervisors IDA Liaison  
Kelly See, IDA Recording Secretary  
Sandra Barner, County Economic Development Project Coordinator  
Joseph McCleary, Vice Chairman, County Planning Commission

ABSENT

Mr. Alvin Bush

3. 2003 COMPREHENSIVE PLAN LAND USE APPLICATIONS WORK SESSION

a. Introduction

Mr. Taylor reported that the Land Use Change Application packages had become available the previous afternoon and that these packages included Staff recommendations and Staff applications for land use designation change not previously released. He reported that the consultant's opinion was also included in the package. He stated that economic development staff had identified applications for discussion based on their Economic Development relevance.

b. Discussion of Selected Economic Development-Related Applications

A discussion of seven of the Land Use Change Applications followed. Notes on the discussion points and consensus recommendation of the Directors are attached.

c. Method of Delivery

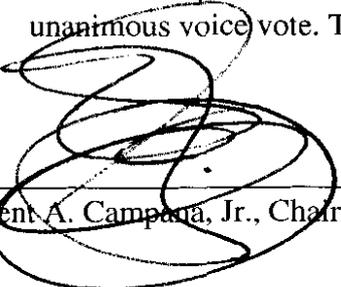
Mr. McCleary encouraged the Directors to submit their comments to the Steering Committee in writing and by presentation to the Steering Committee at its next meeting. Mr. Campana encouraged all the Directors to attend Monday, April 21 Steering Committee Meeting. He asked Ms. Hartmann and Mr. Rinaldi to make the presentation to the Steering Committee on behalf of the IDA to present the IDA's comments on the applications.

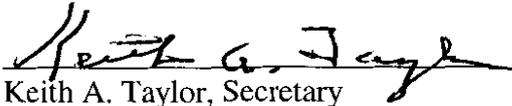
4. OTHER BUSINESS

Mr. Rinaldi commented that he was uncomfortable with the process whereby the Office of Economic Development submits comments to the Planning Office on economic development issues, and the IDA does not have the opportunity to comment until later in the process. He also commented that he was disturbed at the short period of time allowed for discussion of the land use change applications.

5. ADJOURNMENT

There being no further business Chairman Campana entertained a motion from Mr. Rinaldi to adjourn. The motion was seconded by Ms. Hartmann and approved by unanimous voice vote. The meeting was adjourned at 5:10 p.m.

  
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Vincent A. Campana, Jr., Chairman

  
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Keith A. Taylor, Secretary

**2003 Comprehensive Plan Land Use  
Industrial Development Authority  
Selected Case Recommendations**

**Owner #4, BASF LU-04-03**

Recommendation: The IDA supports leaving the present General Industrial designation in place. In general, the IDA supports preserving Comprehensive Plan and zoning designations for industrial uses in order to provide opportunity to attract the capital investment, year-round full time jobs, and business diversity companies needing such property can provide.

Discussion points:

- Timeshares and resorts are tourism
- Land use compatibility with surrounding properties is a concern
- County needs to continue to diversify its business base by strengthening non-tourism, non-retail segments
- With its existing infrastructure and large properties, the Skiffes Creek area in general is one of the County's few prime industrial locations
- James River Enterprise Zone is an economic development attraction tool that is working
- Shared access via one entrance road is problematic for development of both a resort and a business park, so it is likely that only one concept would survive
- County should assist owner in fully exploring brownfields remediation programs to make property more marketable
- County should continue to actively work with owner to resolve access and utility service issues to make property more marketable

**Owner #5, GreenMount LU-22-03**

Recommendation: The IDA supports leaving the present General Industrial designation in place. In general, the IDA supports preserving Comprehensive Plan and zoning designations for industrial uses in order to provide opportunity to attract the capital investment, year-round full time jobs, and business diversity companies needing such space can provide.

Discussion points:

- Low/moderate income housing on the 40 acres north of Route 60 could complement the existing moderate density housing adjacent to that particular section of the property, and could provide housing options for workers in companies locating in that area, although it typically creates a net cost in terms of County services. However, high income housing and recreational amenities along the Skiffes Creek Reservoir would likely be incompatible with the continued development of industrial uses on the remainder of the property.
- One of the contemplated realignments of Route 60 could bisect the 40 acres north of Route 60.

- Reservoir protection is a concern
- Land use compatibility with neighboring industrially zoned property is a concern
- James River Enterprise Zone is an economic development attraction tool that is working

**Owner #6, Hankins LU-20-03**

Recommendation: The IDA has no objection to the addition of language allowing residential use in place of timeshares on the portion of the property now zoned and master planned R-5, but supports preserving the areas presently zoned and planned for light industry and commercial to remain as such.

Discussion points:

- As one of only two Interstate interchange areas existing in the County, it should be regarded as a valuable economic development asset
- Consider adding the “Residential” designation only to the existing R-5 area

**Staff #3a, Lightfoot Mixed Use Area**

Recommendation: The IDA supports the Staff recommendation with the addition of language to indicate that the shallow properties between Route 60 and the railroad track are inherently challenged for all but strip style development.

**Owner #9, Hazelwood LU-1-03 and LU-2-03**

Recommendation: The IDA supports leaving the existing Primary Service Area (PSA) line and Mixed Use boundary as they presently exist.

Discussion points:

- Mistake to decrease PSA property along Interstate because of its economic development potential
- Require buffers along Barnes Road and internal access via Old Stage Road in conjunction with development of the other two subject properties on the Interstate interchange
- Access via Barnes Road would logically only be for residential development, which should not be encouraged in this location

**Staff #5, Barhamsville Mixed Use Area**

Recommendation: The IDA supports leaving the existing language in the current comprehensive plan unchanged.

Discussion points:

- Binding overall master plan with different owners of multiple sites would make development of any kind virtually impossible
- The Stonehouse Planned Community property is already master planned

- Language related to interstate access could be refined

### **Staff #10, Eastern State Hospital**

Recommendation: The IDA supports use of a portion of the complex for a Thomas Nelson Community College (TNCC) satellite campus, and use of other sections of the existing building complex for continued treatment for geriatric patients and for research. It would also support use of undeveloped portions of the site for economic development related activities, particularly activities that would integrate well with the technology park planned for the adjacent New Town development.

### **General Process Comments**

- Independent consultant's comments missing from most staff-proposed changes
- Would like fuller understanding of Staff rationale for recommending Comprehensive Plan designations that differ substantially from existing zoning (e.g. Owner #1, Ware/Hazelwood LU-14-03 and LU-17-03)