

A G E N D A
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
October 5, 2022
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of the September 7, 2022, Regular Meeting

F. PUBLIC HEARINGS

1. SUP-22-0007. Branscome Resource Recovery and Aggregate Storage
2. SUP-22-0010. 9201 & 9225 Pocahontas Trail. The GreaseOutlet
3. SUP-22-0015. 7294 & 7296 Richmond Rd. Pivot Energy Solar Project

G. PLANNING COMMISSION CONSIDERATIONS

1. Update on the Natural and Cultural Assets Plan

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - October 2022

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 10/5/2022

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the September 7, 2022, Regular Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the September 7, 2022, Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	9/28/2022 - 4:35 PM
Planning Commission	Holt, Paul	Approved	9/28/2022 - 4:35 PM
Publication Management	Pobiak, Amanda	Approved	9/28/2022 - 4:54 PM
Planning Commission	Holt, Paul	Approved	9/29/2022 - 7:32 AM

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
September 7, 2022
6:00 PM

A. CALL TO ORDER

Mr. O'Connor called the meeting to order at 6:00 p.m

B. ROLL CALL

Planning Commissioners Present

Tim O'Connor
Rich Krapf
Jack Haldeman
Frank Polster
Barbara Null
Rob Rose
Stephen Rodgers

Staff Present:

Paul Holt, Director of Community Development and Planning
Liz Parman, Deputy County Attorney
Josh Crump, Principal Planner
José Ribeiro, Senior Landscape Planner
Terry Costello, Senior Planner
Thomas Wysong, Senior Planner
John Risinger, Planner
Paxton Condon, Planner

C. PUBLIC COMMENT

Mr. O'Connor opened Public Comment.

As no one wished to speak, Mr. O'Connor closed Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Jack Haldeman stated that the Policy Committee met on August 11, 2022, to continue its role in the Planning Division work program for the remainder of fiscal 2022, and to begin the process of aligning the Zoning Ordinance with the revised 2045 Comprehensive Plan's Goals, Strategies and Actions, per directives from the Board of Supervisors.

Mr. Haldeman stated that staff addressed three of the five Board of Supervisors' Initiating Resolutions, one of which was to complete a draft Ordinance revision that set residential lot sizes consistent with the Rural Lands Designation Description and Development Standards contained in the Comprehensive Plan. Mr. Haldeman stated that the draft also includes language that grandfathers all parcels in existence as of January 1, 2022, that are 25 or fewer acres in size and also eliminates the central well requirement for subdivisions that are consistent

with the stated Rural Lands Designation Description and Development Standards.

Mr. Haldeman stated that staff led a discussion on the draft revision of Zoning Ordinance Sections 24-214 and 24-350, which covered the revised lots sizes and grandfathering, and recommended that the Policy Committee recommend approval of them to the full Planning Commission. Mr. Haldeman stated that staff also recommended such approval for the draft revisions to Sections 19-59 through 19-62 of the Subdivision Ordinance, which cover water and sewer connection requirements for subdivisions. Mr. Haldeman stated that the Committee tabled the recommendation pending clarification of the effect the revisions may have on the Natural and Cultural Assets Plan mapping, wildlife corridors, how new clustering standards would affect the revision, and whether to use setbacks or buffers for protection on scenic roads. Mr. Haldeman stated that staff will schedule another Policy Committee meeting during the week of August 22, 2022, to determine next steps.

Mr. Haldeman stated that the Committee also discussed the Board of Supervisors' second directive: To consider amendments to the Zoning and Subdivision Ordinances to provide additional requirements to protect and preserve scenic roadways consistent with Strategy LU 6.3 of the 2045 Comprehensive Plan. Mr. Haldeman stated that staff had no proposed draft revisions but asked the Committee for feedback on what constitutes a scenic roadway and which tools would best meet the directive.

Mr. Haldeman stated that staff recommended that the Policy Committee define “scenic roadways” as portions of Community Character Corridors (CCC) located outside of the Primary Service Area (PSA). Mr. Haldeman stated that the Committee agreed, but added Croaker Road from I-64 to Sycamore Landing Road to the segments of the following CCCs outside the PSA, which will be considered for additional regulations as part of this Ordinance amendment process:

1. Forge Road (classified as “Open/Agricultural”)
2. Old Stage Road (classified as “Open/Agricultural”)
3. Richmond Road (classified outside the PSA as “Wooded”)
4. Monticello Avenue (classified outside the PSA as “Wooded”)
5. John Tyler Memorial Highway (classified outside the PSA as “Wooded”)
6. Riverview Road (classified as “Wooded”)
7. Centerville Road (classified as “Wooded”)
8. Colonial Parkway (classified as “Wooded”)
9. Croaker Road from I-64 to Sycamore Landing Road

Mr. Haldeman stated that a study of a visual analysis of viewsheds from Forge Road showed few structures within the distances under consideration. Mr. Haldeman stated that the Committee decided that using setbacks would provide better protection than buffers for these roads because buffering could obscure the viewshed. Mr. Haldeman stated that the Committee also decided that setbacks should be applied to specific roads rather than to zoning districts because applying setbacks to entire districts might impact narrow parcels and would require too much grandfathering to be practical. Mr. Haldeman stated that the Committee believed that implementing an overlay district would also be impractical. Mr. Haldeman stated that the Policy Committee directed staff to further evaluate setbacks for scenic roadway protection and to draft amended Ordinances.

Mr. Haldeman stated that relating further to the Initiating Resolution regarding the R-8 and A-1 Districts, the Committee considered the eleven A-1 cluster configuration subdivision standards for its own focused review. Mr. Haldeman stated that the consultant stated that clustering can produce some benefits, but that they rarely provide protection for rural character. Mr. Haldeman stated that the Committee wanted some assurance that clustered housing would not get too close to scenic roadways.

Mr. Haldeman stated that staff provided a summary of the existing standards for the A-1 cluster configuration, as well as potential considerations for revisions and improvements. Mr. Haldeman further stated that the standards for road frontage/access, buffer/screening and setbacks from roadways were discussed in context with scenic roadways, using setbacks to provide better protection than buffers, which obscure the viewshed.

Mr. Haldeman further stated that the open space/conserved area percentage and open space/conserved area values, configuration, and ownership issues were discussed in the context of the earlier discussion on the A-1/R-8 lot size and the Natural and Cultural Asset Plan mapping and how new clustering standards would affect the revision.

Mr. Haldeman stated that the Policy Committee also met on August 22, 2022 to continue its discussion of the Board of Supervisors' Initiating Resolution pertaining to A-1, R-8, and Subdivision ordinances. Mr. Haldeman stated that Committee members had clarified the effects that the revisions might have on the Natural and Cultural Assets Plan mapping and wildlife corridors, how new clustering standards would affect the revision, and whether to use setbacks or buffers for protection on scenic roads. Mr. Haldeman further stated that there was also a better understanding of how these Ordinances would apply to A-1 and R-8 Districts inside the PSA. Mr. Haldeman stated that the Committee also discussed the effects the revisions may have on the supply of affordable housing in the County.

Mr. Haldeman stated that the Committee unanimously voted to recommend that the Planning Commission recommend approval of the Ordinance revisions, as written in Item Nos. 3, 4, and 5 of the reading material, to the Board of Supervisors.

Mr. Haldeman stated that the Committee then requested of staff that they model three properties to learn how scenic road setbacks and the new 1/20 density designation descriptions will affect them, and whether the new Ordinances will help protect wildlife corridors.

Ms. Null stated that the Development Review Committee (DRC) met at 4 p.m. on August 24, 2022, to consider SP-22-0005. Colonial Veterinary Clinic Parking Expansion. Ms. Null stated that the matter came before the DRC for a determination of Master Plan Consistency.

Ms. Null stated that Mr. Ryan Stephenson, of AES Engineering, on behalf of the applicant, has submitted a site plan for the development of a parking lot, pedestrian accommodation and vehicular entrance to be connected to an existing veterinary clinic located at 3280 Ironbound Road.

Ms. Null stated that the proposed parking would be located on a parcel which is subject to an adopted master plan and recorded proffers. Ms. Null stated that on February 12, 2008, the Board of Supervisors approved Z-0005-2007 to rezone the property located at 112 Ingram Road from R-8, Rural Residential, to B-1, General Business, to allow for the construction of a two-story office building, attached garage, and three parking spaces.

Ms. Null stated that Proffer No. 1 requires that "The Property shall be put to one or more of the following possible uses: business, governmental, contractor's and professional offices and accessory uses thereto as defined in the James City County Zoning Ordinance. All other otherwise permissible uses shall be prohibited. The Property shall be developed generally in accordance with the Plan, with such minor changes as the Development Review Committee determines does not change the basic concept or character of the development."

Ms. Null stated that staff determined that the current proposal does change the basic concept and character of the development from the approved master plan. Ms. Null stated that staff

recommended that the DRC find this proposal not consistent with the adopted master plan and recommend denial to the Planning Commission and that the applicant pursue a Master Plan/proffer amendment through the legislative application process.

Ms. Null stated that Mr. Rodgers asked for a better understanding of how the Committee would determine master plan consistency.

Ms. Null stated that staff stated that it was at the Committee's discretion after reviewing the matter. Ms. Null stated that staff and the Committee discussed the proposed layout of the parcels, the terms of the proffer, and the difference between the original plan which was in keeping with the community character for Five Forks and the proposed parking lot. Ms. Null stated that staff noted that the building in the original plan had architectural details that enhanced the character of the area as opposed to a parking lot.

Ms. Null stated that Mr. Rodgers inquired about the recommendation that the applicant pursue a different procedure.

Ms. Null stated that staff recommends that the applicant pursue a master plan and proffer amendment to remove the building from the master plan and amend proffers to be consistent with the master plan.

Ms. Null stated that staff believes that it requires more than just submitting a site plan. Ms. Null stated that staff further noted that since the property is bound by a master plan and proffers, staff is bound to adhere to it.

Ms. Null stated that Mr. Polster inquired if the Commission finds the proposed parking to be consistent, will the applicant be required to follow through on the landscaping as submitted.

Ms. Null stated that staff would have to review the landscaping plan to ensure that it meets Ordinance requirements and is consistent with the proffer for enhanced landscaping.

Ms. Null stated that Mr. Rodgers inquired if there was a downside of potentially finding the proposal to be consistent with the master plan rather than having the applicant go through the legislative process.

Ms. Null stated that the ensuing discussion revolved around costs involved and the potential for setting precedents.

Ms. Null stated that staff recommends that if the Committee finds this consistent, then the applicant will need to remove internal property lines.

Ms. Null stated that the Committee and staff discussed the requirements of the Primary Principals for Five Forks. Ms. Null stated that the Committee noted that the proposed parking would be in the rear of the business. Ms. Null stated that the Committee reviewed the existing features of the property and the other business and noted that the parking would be well screened. Ms. Null stated that the Committee noted that the proposal does stay within the spirit of the guidelines. Ms. Null stated that the Committee further noted that this is a stable business, and that the owner would be committed to ensuring the aesthetics of the area. Ms. Null stated that the Committee found that the proposal does fit the character of the area.

Ms. Null stated that Mr. Polster made a motion that the proposal be found generally consistent with the master plan for the property with the conditions that the submitted drawings without the building become the master plan for the property and that the proposal undergo landscape review for adherence to the landscape ordinance and the proffers for enhanced landscaping. Ms. Null stated that the Committee recommended that staff work with the applicant regarding

extinguishing internal property lines.

Ms. Null stated that on a roll call vote, the Committee voted to recommend that the Planning Commission find the proposal consistent with the master plan (3-1).

E. CONSENT AGENDA

A motion to Approve was made by Frank Polster, the motion result was Passed.

AYES: 5 NAYS: 2 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Null, O'Connor, Polster, Rose

Nays: Krapf, Rodgers

Mr. Rich Krapf requested to remove SP-22-0005 from the Consent Agenda for further discussion.

Ms. Null made a motion to approve the Minutes of the August 3, 2022, Regular Meeting.

On a voice vote, the Commission voted to approve the Minutes of the August 3, 2022, Regular Meeting. (7-0)

Mr. O'Connor opened the floor for discussion on SP-22-0005. Colonial Veterinary Clinic Parking Expansion.

Mr. José Ribeiro, Senior Planner, provided an overview of the application and the parcels involved. Mr. Ribeiro stated that the matter came before the DRC for a determination of master plan consistency as the property proposed for the parking lot is subject to proffers and a master plan.

Dr. Rose inquired about the difference in footprint between the building and the paved parking.

Mr. Ribeiro stated that they appeared to have approximately the same amount of impervious surface.

Mr. Polster stated that the proposal for the parking lot has less impervious surface. Mr. Polster further stated that the proposal for the parking lot includes better landscaping which also carries through to the two other parcels.

Mr. O'Connor inquired if development on the center parcel would require additional review.

Mr. Ribeiro stated that he did not find a master plan for the center parcel. Mr. Holt stated that under the proposed scenario it would not come back for review other than site plan approval.

Mr. Polster stated that if staff follows the recommendation of the DRC to require extinguishment of the internal property lines, it will become one parcel. Mr. Ribeiro stated that a parking lot would not meet the proffers requirements as a primary use, it would become accessory to the veterinary clinic if the boundary lines were removed.

Mr. Holt noted that by extinguishing the property lines, the SUP conditions and proffers would not automatically extend across the entire parcel. Mr. Holt stated that if a plan of development were submitted for the center parcel it would be reviewed administratively and if one were submitted for the corner parcels it would go to the DRC.

Mr. Krapf stated that while, the current proposal does appear to be better plan, his concern is whether the number of changes are so significant that they deviate from the master plan.

Mr. Haldeman stated that he has the same concerns. Mr. Haldeman stated that the proposed changes would not detract from the community character of Five Forks, and it would help a growing local business; however, he finds it to be inconsistent with the adopted master plan. Mr. Haldeman stated that he has concerns about setting precedent for future requests.

Mr. Polster stated that he finds the development is consistent with the principles for development in Five Forks. Mr. Polster further stated that the current owner of the property is invested both in the property and the community. Mr. Polster stated that his decision point is whether the development of the property without the two-story building and the garage a better fit. Mr. Polster further stated that as far as setting precedents, the cases are reviewed on their individual merits. Mr. Polster stated that he finds the proposal to be a benefit to the business as well as the community. Mr. Polster stated determining consistency is a judgement call for the DRC each and every time.

Mr. Krapf noted that circumstances of ownership and development plans can change over time. Mr. Krapf stated that he believes the applicant should formalize the proposal through a master plan amendment.

Mr. Rodgers stated that he believes the parking lot would not enhance the Five Forks area as much as the building and its potential uses would. Mr. Rodgers stated that he does not see the parking lot as consistent with what is in the master plan.

Dr. Rose stated that if the applicant applied for a master plan amendment, the request would be likely to be approved. Dr. Rose stated that he did not feel it was appropriate to require the applicant to spend more time and money for the same outcome. Dr. Rose stated that the important outcome is to ensure that the development enhances the character of the area.

Mr. O'Connor stated that he found the parking lot use to be accessory to the existing use and would be consistent.

Mr. Polster made a motion to find the application generally consistent with the master plan with the conditions that the property owner extinguish the internal property lines and that staff review the landscaping plan to ensure it meets the enhanced landscaping requirements.

On a roll call vote, the Commission voted to find SP-22-0005. Colonial Veterinary Clinic Parking Expansion consistent with the master plan. (5-2)

1. Minutes of the August 3, 2022, Regular Meeting
2. Development Review Committee Action Item: SP-22-0005. Colonial Veterinary Clinic Parking Expansion

F. PUBLIC HEARINGS

1. Z-22-0001 & SUP-22-0012. 5700 Williamsburg Landing Rezoning and SUP Amendment

A motion to Approve was made by Jack Haldeman, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers, Rose

Mr. Thomas Wysong, Senior Planner, stated that Mr. Paul Gerhardt of Kaufman & Canoles, P.C. has applied on behalf of Williamsburg Landing Inc. to rezone approximately 2.65 acres from the R-8, Rural Residential District to the R-5, Multifamily Residential District and to amend the existing SUP for the existing Williamsburg Landing Continuing Care Retirement Community (CCRC) to include the existing parking lot and gated access as part of this

development. Mr. Wysong stated that the property is zoned R-8, Rural Residential, is located within the PSA and is designated Airport within the adopted Comprehensive Plan.

Mr. Wysong stated that the subject acreage has been previously approved and developed as a gated entrance and surface parking lot, both accessory to the existing Williamsburg Landing development. Mr. Wysong further stated that no dwelling units or improvements are proposed as part of this rezoning application and SUP amendment. Mr. Wysong stated that if approved, this application would establish zoning consistency within the parcel and have one SUP govern the area.

Mr. Wysong stated that staff has included an SUP condition that would restrict any future redevelopment of this parcel to only be for those uses accessory to the existing CCRC.

Mr. Wysong stated that staff recommends the Planning Commission recommend approval of the proposed rezoning and SUP amendment, subject to the proposed conditions.

Mr. Haldeman stated that he is a resident of Williamsburg Landing; however, he believes that this is not a conflict of interest and intends to participate in the discussion and vote.

Mr. O'Connor opened the Public Hearing.

Mr. Benny Zhang, Kaufman & Canoles, addressed the Commission in support of the application.

As no one further wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Haldeman made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-22-0001 & SUP-22-0012. 5700 Williamsburg Landing Rezoning and SUP Amendment. (7-0)

2. SUP-22-0013. 3252 N Riverside Drive Contractor's Office and Warehouse

Ms. Terry Costello, Senior Planner, stated that Mr. Lloyd Stephens of Stephens Remodeling, has applied for an SUP to allow for the operation of a contractor's office and warehouse, on a 13.68-acre parcel located at 3252 N Riverside Drive zoned A-1, General Agricultural. Ms. Costello noted that a contractor's office and storage is a specially permitted use in A-1 zoning districts.

Ms. Costello stated that currently Mr. Stephens operates his business from 7845 Richmond Road. Ms. Costello further stated that according to the applicant, the commercial operation includes five full-time employees as well as himself and his wife. Ms. Costello stated that one employee will come to the property once a week, and all other employees work directly at the job sites. Ms. Costello stated that customers typically will not come to the property; however, four to five customers per year may come to the office. Ms. Costello stated that most deliveries go directly to the various job sites. Ms. Costello stated that on average, there would be one delivery to the property a month, and one delivery a month from the Property to a job site. Ms. Costello stated that all equipment will be stored in the warehouse, and all vehicles associated with the business are taken home by employees.

Ms. Costello stated that the Comprehensive Plan designates this property, as well as all of the surrounding parcels, as Rural Lands. Ms. Costello stated that the recommended primary uses

include agricultural and forestal activities; however, appropriately scaled and located direct agricultural or forestal-support uses, home-based occupations or certain uses which require very low intensity setting relative to the site in which it will be located may be considered on the basis of a case-by-case review, provided such uses are compatible with the natural and rural character of the area.

Ms. Costello stated that the proposed SUP conditions were designed to address and enhance compatibility with the natural and rural character of the area and to minimize impacts to adjacent properties by:

- Limiting the area where this activity can occur on the property;
- Limiting storage of equipment and machinery to indoor storage only;
- Limiting the days and times for deliveries;
- Providing vegetative buffer areas and landscaped areas to visually screen storage or parking areas from adjacent properties.

Ms. Costello stated that staff finds that the proposal is compatible with surrounding zoning and development and consistent with the 2045 Comprehensive Plan. Ms. Costello stated that staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the attached conditions.

Mr. O'Connor stated that he has concerns over future use of the property. Mr. O'Connor stated that over the years there have been problems associated with stockpiling of materials and debris on such properties. Mr. O'Connor inquired whether it would be possible to include an SUP condition prohibiting stockpiling.

Ms. Costello stated that staff did draft a proposed SUP condition that prohibits stockpiling, and that the applicant is agreeable to the condition.

Mr. Polster inquired if there was a condition related to parking outdoors.

Ms. Costello stated that all equipment and materials will be kept indoors.

Mr. Holt inquired about the condition related to the dumpster. Ms. Costello stated that a condition has been added to require screening of the dumpster and limit the times that the dumpster can be emptied.

Mr. O'Connor opened the Public Hearing.

As no one wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Krapf made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-22-0013. 3252 N Riverside Drive Contractor's Office and Warehouse. (7-0)

3. SUP-22-0015. 7294 & 7296 Richmond Rd. Pivot Energy Solar Project

Mr. Holt stated that there would not be a presentation for the matter. Mr. Holt stated that the applicant has requested to continue the matter to the Planning Commission's October 5, 2022, Regular Meeting.

Mr. Holt noted that since the Public Hearing has been advertised, it is necessary to open the Public Hearing and for it to remain open until the October meeting.

Mr. O'Connor opened the Public Hearing.

No one wished to speak at this time.

On a voice vote, the Commission voted to postpone the matter to the Planning Commission's October 5, 2022, Regular Meeting. (7-0)

4. SUP-22-0016. 141 Blow Flats Rd. Battery Storage Facility

A motion to Approve was made by Rich Krapf, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers, Rose

Ms. Paxton Condon, Planner, stated that Mr. Brian Quinlan, has applied on behalf of Calvert Energy for an SUP to construct an electrical generation facility at 141 Blow Flats Road. Ms. Condon stated that the 6.87-acre parcel is zoned M-2, General Industrial, and is designated General Industry by the 2045 Comprehensive Plan.

Ms. Condon stated that the property is inside the PSA, is currently undeveloped, and located next to an existing switch gear station at 147 Blow Flats Road. Ms. Condon further stated that the proposed facility will consist of 15 battery storage containers to be set a hundred feet back from the property lines. Ms. Condon stated that the facility would allow for any surplus of power from the grid to be stored and then used later during times of higher demand or shortages.

Ms. Condon stated that Virginia Code Section 15.2-2232 provides that unless a utility facility is shown on the adopted Comprehensive Plan or other master plans for the County, the local Planning Commission and a governing body shall review the plan to determine whether the location, character, and extent of the project is consistent with the adopted Comprehensive Plan.

Ms. Condon stated that staff finds this proposal to be compatible with surrounding development and consistent with the adopted Comprehensive Plan and Zoning Ordinance. Ms. Condon stated that staff recommends that the Planning Commission find this application consistent with the 2045 Comprehensive Plan and recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Haldeman noted that the concrete pad for the battery units is located in an area designated as wetlands. Mr. Haldeman inquired what type of permitting would be required for the wetlands impacts.

Ms. Condon stated that the applicant will be required to obtain a U. S. Army Corps of Engineers permit for impacts to the wetlands before the Stormwater and Resource Protection Division could provide any approvals for the project. Ms. Condon further stated that the project will be reviewed again at the site plan stage. Ms. Condon noted that the Wetlands Board would not need to review the project.

Dr. Rose inquired why the project did not need approval from the Wetlands Board.

Ms. Condon stated that this is because it involves non-tidal wetlands.

Mr. O'Connor opened the Public Hearing.

Mr. Michael L. Pelfrey, 186 Blue Water Road, property owner, addressed the Commission in support of the application.

As no one further wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. O'Connor stated that he had discussed fire and life safety issues with staff and the applicant since there are no National Fire Protection Association standards for these types of facilities. Mr. O'Connor noted that no final inspection or Certificate of Occupancy will be approved until these questions are resolved.

Mr. Krapf made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-22-0016. 141 Blow Flats Road. Battery Storage Facility. (7-0)

Mr. Krapf made a motion to find the facility in substantial accord with the Comprehensive Plan.

On a roll call vote, the Commission voted to find the facility in substantial accord with the Comprehensive Plan.(7-0)

5. ORD-22-0002. Amendments for R-8, Rural Residential and A-1, General Agricultural Lot Size and Related Requirements

A motion to Approve was made by Frank Polster, the motion result was Passed.

AYES: 4 NAYS: 3 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Null, Polster

Nays: O'Connor, Rodgers, Rose

Mr. Thomas Wysong, Senior Planner, stated that in the fall of 2021, the Board of Supervisors unanimously approved the James City County 2045 Comprehensive Plan: *Our County, Our Shared Future*. Mr. Wysong stated that this long-term vision for the County includes preserving the County's rural character as a priority, which was an important concern shared by the citizens of the County during the plan update process.

Mr. Wysong stated that in the spring of this year, the Board of Supervisors adopted an Initiating Resolution pertaining to the R-8, Rural Residential and A-1, General Agricultural Districts. Mr. Wysong stated that the resolution contained three specific directives.

Mr. Wysong stated that the first directive was to amend the Zoning and Subdivision Ordinances to revise the R-8 and A-1 Districts to be consistent with the stated Rural Lands Designation Description and Development Standards contained in the adopted 2045 Comprehensive Plan. Mr. Wysong stated that these standards state that "subdivision of lots should occur at a density of no greater than one residence per twenty acres."

Mr. Wysong stated that the second directive is to include language that grandfathers all parcels in existence as of January 1, 2022, that are 25 or fewer acres in size.

Mr. Wysong stated that the third directive is to include language that eliminates the central well requirement for subdivisions that are consistent with the stated Rural Lands Designation Description and Development Standards.

Mr. Wysong stated that in response to these directives, staff prepared draft Ordinance language to:

- Increase the minimum lot size in the A-1 and R-8 zoning districts from three acres to 20 acres, with all parcels in existence as of January 1, 2022, that are 25 or fewer acres in size being grandfathered with the existing three-acre minimum lot size.
- Increase the overall density for the A-1 cluster configuration option from one unit per two acres to one unit per 20 acres.
- Eliminate the central well requirement for new major subdivisions, meaning these subdivisions are required to have individual wells on each lot.

Mr. Wysong stated that the prepared draft language was reviewed by the Policy Committee at its August 11 and August 22 meetings. Mr. Wysong further stated that the Policy Committee recommended this language proceed to the Planning Commission by a vote of 4-0.

Mr. Wysong stated that staff recommends that the Planning Commission recommend approval of the attached draft Ordinance to the Board of Supervisors.

Ms. Null requested confirmation that the language that is in the adopted Comprehensive Plan is what is in the resolution and nothing has been changed.

Mr. Wysong confirmed that the language is identical.

Ms. Null requested confirmation that language in the Initiating Resolution also matches.

Mr. Wysong stated that it does.

Ms. Null requested confirmation that all meeting related to this matter were open to the public.

Mr. Wysong confirmed that the meetings were open to the public.

Mr. Krapf asked for clarification on the rural cluster. Mr. Krapf stated that his understanding is that the developer would have flexibility with lot size as long as the density of the development maintains the density of one unit per 20 acres of developable land.

Mr. Wysong stated that this is correct.

Mr. O'Connor inquired if that constituted a cap on the number of units.

Mr. Wysong stated that the subdivision could have some smaller lots but overall, no more dwelling units than one per 20 acres.

Mr. Haldeman inquired about the minimum lot size for the cluster.

Mr. Wysong stated that it is one acre as the Ordinance is currently drafted.

Mr. Rodgers inquired how it was determined that 25 acre lots should be grandfathered and allowed to develop with the existing three-acre minimum lot size.

Mr. Wysong stated that this was the acreage specified by the Board of Supervisors in the Initiating Resolution.

Dr. Rose inquired why the date of January 1, 2022, was selected and the impacts on properties that might be in the process of being subdivided.

Mr. Wysong stated that this is the date that the Board of Supervisors specified in the Initiating Resolution. Mr. Wysong stated that lots created after that date would need to conform with what is adopted in the Ordinance.

Mr. Krapf inquired if a property would still be grandfathered if it is sold at any point.

Mr. Wysong stated that the change in ownership would not affect the status.

Mr. O'Connor inquired what other Ordinance changes are being considered.

Mr. Wysong stated that the Board adopted initiating resolutions to consider the setbacks off of scenic roads and standards for rural clusters which are different than the density.

Mr. Holt noted that there are several additional initiating resolutions; however, they are unrelated to the A-1 and R-8 districts.

Mr. O'Connor inquired if there is one that deals with developable acreage.

Mr. Holt stated that the one related to developable acreage does allow for consideration to be given for undevelopable acreage, more specifically defined as Resource Protection Area, flood plain, and steep slopes. Mr. Holt stated that while these calculations do not speak directly to minimum lot size, they could factor into overall density of a new development.

Mr. O'Connor inquired about the minimum number of lots to require an homeowners association.

Mr. Holt stated that it would have to be a major subdivision.

Mr. O'Connor opened the Public Hearing.

Mr. Eric Joss, 3006 Forge Road, Friends of Forge Road, addressed the Commission in support of the Ordinance amendments.

Mr. C. Michael Apperson, 4950 Fenton Mill Road, addressed the Commission in opposition to the Ordinance amendments.

Mr. Bruce Abbott, 4478 Centerville Road, addressed the Commission in opposition to the Ordinance amendments.

Mr. Payten Harcum, 3183 Chickahominy Road, addressed the Commission in opposition to the Ordinance amendments.

Mr. Donald A. Hazelwood, 9808 Fire Tower Road, addressed the Commission in opposition to the Ordinance amendments.

Ms. Sheila Chandler, 7900 Newman Road, addressed the Commission in opposition to the Ordinance amendments.

Mr. Ronald Bowmer, 115 Wilderness Lane, addressed the Commission in opposition to the Ordinance amendments.

Mr. Randy Taylor, 204 Crescent Drive, addressed the Commission in opposition to the Ordinance amendments.

Mr. Louis Condelee, 100 E. Byrd Street, addressed the Commission in opposition to the Ordinance amendments.

Mr. Gary Massie, 8644 Merry Oaks Lane, addressed the Commission in opposition to the Ordinance amendments.

Mr. David Brown, 1502 Bush Neck Road, addressed the Commission in opposition to the Ordinance amendments.

Ms. Mary Aadahl, 2724 Forge Road, addressed the Commission in opposition to the Ordinance amendments.

As no one further wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Polster stated that this issue has been in the works for two years starting with the public input for the Comprehensive Plan update. Mr. Polster stated that the consultant looked at many other counties to see how their rural lands were zoned. Mr. Polster noted that both Albemarle County and Loudoun County have the one lot per 20 acres ratio. Mr. Polster further stated that during the public meetings, one of the specific questions presented in an activity was the minimum lot size. Mr. Polster stated that although the majority of the responses did not come from owners of rural lands, the response leaned dramatically toward the one lot per 20 acres. Mr. Polster stated that one of the issues that the Planning Commission wrestled with was the investment that citizens have in these properties that represents their livelihood and a nest egg for the future. Mr. Polster stated that this is the first time that the Commission has been able to hear about the individual impacts of the potential changes. Mr. Polster stated that he encourages the citizens to provide the same feedback at the Board of Supervisors Public Hearing.

Mr. Haldeman stated that one concern he noted was the ability to give a small parcel of land to an immediate family member. Mr. Haldeman stated that this is still available under the Ordinance provisions.

Mr. Holt stated that under the current Ordinance, it is possible to create a family subdivision parcel less than three acres if an SUP is granted. Mr. Holt further stated that the same provision carries forward under these Ordinance amendments.

Mr. Haldeman stated that he voted for the Comprehensive Plan land use changes, and he further voted for the amendments at the Policy Committee level and intends to recommend approval to the Board of Supervisors. Mr. Haldeman stated that the Rural Lands designation description states: "Residential development is not a recommended use and is discouraged outside the Primary Service Area in the Rural Lands." Mr. Haldeman stated that this statement has been in the County's Comprehensive Plans since inception. Mr. Haldeman further stated that all of the residential zoning districts as well as residential Comprehensive Plan designations are within the PSA. Mr. Haldeman stated that the goal of the Community Character chapter in the Comprehensive Plan is: "The County will be a good steward of the land by preserving and enhancing the scenic, cultural, rural, farm, forestal, natural, architectural, and historic qualities that are essential to the County's distinctive character, economic vitality, and overall health and quality of life of its residents." Mr. Haldeman stated that 75% of the responses from the community engagement efforts supported this goal. Mr. Haldeman stated that the goal of the Land Use chapter is to "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."

Mr. Haldeman stated that guidance from the Comprehensive Plan includes: guide new residential development to areas served by public utilities and that are convenient to public transportation, major thoroughfares, employment centers, schools, recreation facilities, and shopping facilities; foster the development of "complete communities" by locating new housing proximate to transit service, shopping, employment areas, recreational areas, schools, and community facilities; pursue a more compact development pattern within the PSA and reduce the need to develop on rural and environmentally sensitive lands outside the PSA; provide a more compact development pattern within the PSA and reduce new development in rural lands outside the PSA, as well as potential reductions in the PSA; and the land use statement that "It is intended that most residential, commercial, and industrial development will occur within the PSA."

Mr. Haldeman stated that there is no ambiguity about County's intention for the Rural Lands, nor has there been since the first Comprehensive Plan was adopted in 1975. Mr. Haldeman further stated that the preceding statements did not materialize out of thin air; they are the product of exhaustive periodic Comprehensive Plan reviews and outreaches to County residents.

Mr. Haldeman stated that for the most recent Comprehensive Plan update a survey was conducted by the University of Virginia. Mr. Haldeman stated that some of the findings were:

- Efforts to protect and improve the natural environment including water quality, air quality, and environmentally sensitive areas: 95.2% said that it was very or somewhat important but only 80% were satisfied with County's efforts.
- Efforts to protect and preserve the County's rural character. 85.2% said it was important, but only 69.5% were satisfied.
- 93.6% felt that the level of residential development in the County was about right or too high.

Mr. Haldeman stated that during the Public Engagement phase 97.4% of responses indicated that it was important (86.1% very important, 11.3% somewhat important) for the County to do more to improve efforts to protect and preserve our natural environment. Mr. Haldeman further stated that 36.7% chose protecting and preserving natural environment as most important for the County to improve, making it the highest ranked choice. Mr. Haldeman stated that 90% of the responses ranked that it was important (64.8% very important, 25.2% somewhat important) for the County to do more to improve efforts to protect and preserve our rural character; and 71.3% supported protecting as much rural and environmentally sensitive land as possible.

Mr. Haldeman stated that the PSA was established in the first Comprehensive Plan, adopted in 1975 stating that "The PSA should provide for adequate economic growth and County housing needs at all levels of affordability." Mr. Haldeman stated that it did and it does: The population of the County increased from 17,000 to nearly 80,000 from 1970 until now. Using County data, Planning staff estimates that there is capacity for 10,600 additional dwelling units within the PSA, which could increase the county's population by almost one-third, assuming 2.1 people per dwelling unit. Mr. Haldeman stated that there have been dozens of new businesses located in the County in the past fifty years, and there remains 3,400 acres of land suitable for additional nonresidential development within the PSA. Mr. Haldeman stated that the County's residential, commercial, and industrial development policies have been and are expansive, but they drew the line -literally- at the Rural Lands; but the line didn't hold.

Mr. Haldeman stated that the three-acre density restriction and the central well requirement no longer discourage residential development. Mr. Haldeman stated that the Planning Commission Working Group (PCWG) considered the experience of other high-growth Virginia counties and learned that "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 one to 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". Mr. Haldeman stated that this has proved to be the case in James City County, as the total number of dwelling units in the County has increased by approximately 5.4% from 2015 to 2019, while the number of dwelling units located in land designated for Rural Lands has increased by approximately 7% during that same time, at an average of 57 units annually". Mr. Haldeman stated that this growth directly contradicts the goals of the County and the stated wishes of County residents. Mr. Haldeman noted that the County has discouraged residential development in the Rural Lands for decades with sound environmental, economic, fiscal, and quality-of-life reasons for that policy and that the policy is supported by strong majorities of County residents. Mr. Haldeman stated that unfortunately, the present system has not been working which is why he plans to vote for the amendments.

Mr. Krapf stated that every land use case that comes forward affects individuals and the Commission is cognizant of those impacts. Mr. Krapf stated that throughout the Comprehensive Plan update there were numerous opportunities for public input. Mr. Krapf stated that the one fact that came out of the review, is that if the goal is control development in rural lands, the current practices are not effective. Mr. Krapf further stated that based on other jurisdictions one unit per 20 acres is the bare minimum and that one unit per 50 acres is a better ratio; however, there was no appetite for the larger minimum lot size. Mr. Krapf stated that ultimately the goal is to have a better tool to control residential growth in rural lands. Mr. Krapf stated that development does not occur in a vacuum; there are always associated impacts such as needs for schools, infrastructure, transportation, and emergency service. Mr. Krapf stated that those expenses are born by the citizens of the County. Mr. Krapf further stated that the Commission is charged with making good land use recommendations to the Board of Supervisors and that the Commission's guiding document is the Comprehensive Plan which is the citizens' document. Mr. Krapf stated that for the landowners who cannot or do not want to farm their land, he hopes that the County will be proactive in implementing the recommendations of the Rural Economic Development Committee. Mr. Krapf stated that he intends to support the Ordinance amendments.

Mr. Rodgers stated that he does not completely follow how the acreage limit to be grandfathered under the current Ordinance regulations was determined and how it works to advance the County's goals.

Mr. Holt stated that the Board of Supervisors discussed the matter as part of the deliberation of the Comprehensive Plan and as part of developing the Initiating Resolution. Mr. Holt stated that the feedback from the public is what informed those decisions.

Mr. Polster stated that, as he recalled, staff presented information to the Board of Supervisors with a breakdown of the parcels that would be impacted under different scenarios and the decision was based on the number of parcels that would be affected by the one unit per 20 acres.

Mr. Rodgers stated that his question was primarily centered around why the properties under 25 acres were chosen to be grandfathered.

Mr. Holt stated that this came from citizen feedback during the Comprehensive Plan considerations and meeting related to the Ordinance amendments.

Dr. Rose stated that he struggles with the need to preserve rural landscapes and the impact on the citizens. Dr. Rose stated this is a large jump in minimum acreage only to correct a problem that others created. Dr. Rose stated that he finds it difficult to balance the desire for the scenic views and community character with the impact of these changes on the landowners. Dr. Rose stated that he would like to see more flexibility and less of an increase in the minimum acreage. Dr. Rose stated that he is inclined not to support the amendments.

Ms. Null stated that there is enough land within the PSA to accommodate future development needs. Ms. Null further stated that she does not want to see the rural lands destroyed by housing developments. Ms. Null further stated that the amendment will allow for economic endeavors while preserving the character of the area.

Mr. O'Connor stated that it is always in the forefront of his mind that these rural lands represent the landowners investment and financial security. Mr. O'Connor stated that he is not comfortable with the impacts of the Comprehensive Plan update being borne by the landowners. Mr. O'Connor stated that he finds that the Ordinance amendments are incomplete without more clarity on the cluster requirements and the impacts of other potential Ordinance amendments. Mr. O'Connor stated that although he did vote for the Policy Committee to advance the matter to the Planning Commission for the Public Hearing, he is not inclined to support the amendments until the other Ordinance amendments are drafted.

Ms. Null inquired if there was an option to defer the matter.

Mr. Holt stated the Ordinance amendments have not yet been advertised for a Public Hearing before the Board of Supervisors. Mr. Holt stated that if the Commission wished to defer the matter, it would need to be to a date and time certain to maintain the continuity of the Public Hearing.

Mr. O'Connor stated that he is not an advocate of a deferral.

Mr. Polster stated that he is finding it difficult to consider this Ordinance amendment in light of the possible further impacts of the Ordinance revisions that are pending.

Mr. Holt stated that what is before the Commission for decision should be fairly clear cut; however, any further Ordinance amendments will be publicly advertised and will be the subject of Public Hearings.

Mr. Polster stated that his comments were primarily to ensure that the public understands that there will be more changes to come.

Mr. Polster made a motion to recommend approval of the Ordinance amendments.

On a roll call vote, the Commission voted to recommend approval of ORD-22-0002. Amendments for R-8, Rural Residential and A-1, General Agricultural Lot Size and Related Requirements. (4-3)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for Planning Commission Consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - September 2022

Mr. Holt highlighted the update on the Skiffe's Creek Connector project. Mr. Holt noted that the project is on schedule and should be completed this calendar year.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Polster noted that he believes the County will see more battery storage units in residential development coming forward. Mr. Polster noted that the costs associated with decommissioning these units is astronomical. Mr. Polster stated that this is something to be aware of and consider for possible Ordinance updates. Mr. Polster noted that it would be crucial to look at the hazmat component of these units.

Mr. O'Connor noted that the residential battery, or virtual power plant, technology is expanding quickly. Mr. O'Connor further noted that he has concerns about what impacts it will have on fire and rescue.

Ms. Null inquired if permits were required for solar panels.

Mr. Holt stated that it does require an electrical permit and an inspection.

Mr. Haldeman inquired about a reference to a housing development on the Williamsburg side of Strawberry Plains Road. Mr. Haldeman noted that he hopes the County would be able to provide feedback on the proposal.

Mr. Holt stated that feedback would be provided from staff level.

Mr. Krapf inquired if there were a table of the number of parcels by acreage.

Mr. Holt noted that most likely this was a working paper provided during the Comprehensive Plan update.

J. ADJOURNMENT

Mr. Polster made a motion to adjourn

The meeting was adjourned at approximately 8:52 p.m.

Paul D. Holt, III, Secretary

Tim O'Connor, Chairman

ITEM SUMMARY

DATE: 10/5/2022

TO: The Planning Commission

FROM: Terry Costello, Senior Planner

SUBJECT: SUP-22-0007. Branscome Resource Recovery and Aggregate Storage

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Proposed Conditions	Backup Material
▣	Location Map	Exhibit
▣	Master Plan	Exhibit
▣	Truck Traffic Counts	Exhibit
▣	Exhibit - Road Conditions	Exhibit
▣	DMME Permit	Backup Material
▣	SUP-18-0011 750 Blow Flats Road Borrow Pit SUP	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	9/28/2022 - 2:52 PM
Planning Commission	Holt, Paul	Approved	9/28/2022 - 2:53 PM
Publication Management	Pobiak, Amanda	Approved	9/28/2022 - 3:32 PM
Planning Commission	Holt, Paul	Approved	9/28/2022 - 3:48 PM

**SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

SUMMARY FACTS

Applicant:	Mr. Julian Lipscomb
Landowner:	Branscome Inc.
Proposal:	There is an active borrow pit (i.e., surface mine) on the property that is subject to conditions of a previously approved Special Use Permit (SUP) (SUP-18-0011). However, concrete, and other materials are also being brought to the site, crushed and then utilized at the Branscome Asphalt Plant on Merrimac Trail or sold on-site to other contractors. A resource recovery and aggregate storage facility is a specially permitted use on property zoned M-2, General Industrial. The applicant has requested an SUP to be able to operate this portion of the business in compliance with the Zoning Ordinance
Location:	750 Blow Flats Road
Tax Map/Parcel No.:	6030100002
Property Acreage:	± 281 acres
Zoning:	M-2, General Industrial
Comprehensive Plan:	General Industry
Primary Service Area: (PSA)	Inside
Staff Contact:	Terry Costello, Senior Planner

PUBLIC HEARING DATES

Planning Commission: October 5, 2022, 6:00 p.m.

Board of Supervisors: November 8, 2022, 5:00 p.m. (Tentative)

FACTORS FAVORABLE

1. With the exception of traffic impacts to Blow Flats Road, Staff finds the proposed conditions will mitigate expected impacts to surrounding properties and development.
2. Staff finds the proposal generally consistent with the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*. See Analysis on Pages 7-8.
3. Impacts: See Impact Analysis on Pages 4-7.

FACTORS UNFAVORABLE

1. The property and project site are accessed by a narrow, substandard local road. Further, the intersection of Blow Flats Road and Pocahontas Trail (U.S. Route 60) is also substandard. As such, staff finds that the roadway may not be suitable for the increase in heavy construction traffic that is associated with a resource recovery and aggregate storage facility.
2. Impacts: See Impact Analysis on Pages 4-7.

SUMMARY STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend denial of this application. Should the Planning Commission recommend approval of this case, staff has included proposed conditions to mitigate a portion of the potential impacts that would result from this development.

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.

**SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

PROJECT DESCRIPTION

There is an active borrow pit (i.e., surface mine) on the property that is subject to conditions of a previously approved SUP (SUP-18-0011). There is also an active mining permit from the Virginia Department of Mines, Minerals, and Energy (DMME). All operational activities associated with the mine are regulated by the DMME. The mining activity produces topsoil, dirt, and clay that is sold to third parties. DMME does not monitor or regulate traffic impacts. DMME also does not regulate a resource recovery and aggregate storage facility.

Branscome, Inc. also operates the Lee Hall Asphalt Plant on Merrimac Trail. Millings and recycled asphalt were being delivered to this site and stored until needed to manufacture new asphalt. These storage pilings became too tall to store at the asphalt plant. As of October 2005, these deliveries have been sent to the borrow pit site at 750 Blow Flats Road. However, a resource recovery and aggregate storage facility is a specially permitted use on property zoned M-2, General Industrial.

Concrete from various Branscome Inc. job sites as well as other contractors' job sites are also being delivered to the site at 750 Blow Flats Road. Concrete is then crushed at the same time as the asphalt, and then sold to contractors for base material.

According to the applicant, once the stockpiled material reaches approximately 10,000 tons, a crusher is then brought on-site to crush the asphalt to the grade that the product can be used. This material is then delivered to the Lee Hall Asphalt Plant. The area that will be used for the resource recovery and aggregate storage is a previously mined area that has been reclaimed.

This SUP application, if approved, would allow the owner to operate this portion of the business in compliance with the Zoning Ordinance.

Trucks entering and leaving the site are primarily 18-ton trucks. According to the applicant, the peak time for traffic is from 10 a.m.-2 p.m. although approved SUP conditions associated with the borrow pit allow for truck traffic and operations to occur any time during daylight hours. There are no limitations or restrictions in the borrow pit SUP regarding the number of vehicles allowed to or from the site. Staff has compiled a history of traffic with information that was provided by the applicant with his renewal cases for the borrow pit (Attachment No. 4).

PLANNING AND ZONING HISTORY

- The Board of Supervisors approved Case No. SUP-38-91 on September 8, 1992. This allowed for the continued operation of the borrow pit. A five-year limit was placed on the permit as a condition of approval in order to provide staff the opportunity to reevaluate the impacts of the operation.
- The Board of Supervisors approved Case No. SUP-31-97 on December 22, 1997. This was a renewal of the previous SUP that was issued in 1992. A three-year limit was placed on the permit.
- The Board of Supervisors approved renewal Case No. SUP-9-00 on October 10, 2000. A five-year limit was placed on the permit.
- The Board of Supervisors approved renewal Case No. SUP-19-05 on October 10, 2005. A five-year limit was placed on the permit.
- The Board of Supervisors approved renewal Case No. SUP-0010-2010 on June 8, 2010. An eight-year limit was placed on the permit.
- The Board of Supervisors approved renewal Case No. SUP-18-0011 on November 13, 2018, for the continued operation of a borrow pit. An eight-year limit was placed on the permit.

SURROUNDING ZONING AND DEVELOPMENT

- Access to the site is provided by an on-site private road that is approximately 5,300 feet in length. This on-site road begins at the end of Blow Flats Road, which is a Virginia Department of Transportation (VDOT) maintained road located within a public right-of-way.
- The property is bordered on the east and south by Skiffes Creek while the USA Waste of Virginia, Inc. borrow pit property is located to the west of the site. Property to the north of the site is Walmart Distribution Center.
- All properties surrounding the site area zoned M-2, General Industrial.
- Residences along Blow Flats Road are zoned M-2, General Industrial.

SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>Not Mitigated</u>	- The resource recovery/aggregate storage facility will not exceed 100 peak hour trips. - Access to the property is taken from a private road, with access to the private road taken from an existing entrance located at the end of Blow Flats Road. - Staff finds that Blow Flats Road is a narrow road that does not meet current VDOT standards and is inadequate to accommodate the increased traffic from this Project. - Further, the intersection of Blow Flats Road and Pocahontas Trail (U.S. Route 60) is also substandard. - Staff finds that the roadway and intersection may not be suitable for the increase in heavy construction traffic that is associated with a resource recovery and aggregate storage facility. - Staff finds that traffic impacts from this proposal cannot be mitigated since off-site road improvements cannot be conditioned or required from the applicant.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	- Per the Adopted Regional Bikeways Map and Pedestrian Accommodations Master Plan, neither a bike lane nor pedestrian accommodations are required.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Fire Station 2 on Pocahontas Trail serves this area of the County and is approximately 2.8 miles from the property. - The Fire Department has reviewed the proposal and does not have concerns with the master plan.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	- The property does not receive public water and sewer. The resource recovery and aggregate storage will not need water or sewer services.

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.

SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Skiffes Creek Watershed and Skiffes Creek Reservoir	<u>Mitigated</u>	- The Stormwater and Resource Protection Division has reviewed this application and has no objections. - This project will need to demonstrate full compliance with environmental regulations at the development plan stage, but no other specific environmental impacts have been identified for mitigation. - There are special flood hazard and resource protection areas on the property. However, this project will be located outside of these areas. - A stormwater management plan will be required as part of the site plan process.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The area on the property that this facility will be located has been previously disturbed and has no known cultural resources in this area.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	- Access to the site is taken from a private road approximately 5,300 feet in length. - This site is not visible from any residential properties and is surrounded by industrial sites. - A transitional screening buffer will be provided as specified in proposed Condition No. 2. - Materials and equipment storage are limited to the areas defined on the master plan in proposed Condition No. 4. - The project will need to demonstrate full compliance with lighting and landscaping regulations in the Zoning Ordinance at the development plan stage.
<u>Community Character</u>	<u>Mitigated</u>	- Blow Flats Road is not a designated Community Character Corridor (CCC). - Access to the site is taken from a private road approximately 5,300 feet in length and truck access to it is from an existing entrance at the end of Blow Flats Road. The site is not visible from any residential properties and is surrounded by industrial sites. - A transitional screening buffer will be provided as specified in proposed Condition No. 2.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

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.

**SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

Blow Flats Road is a 22-foot right-of-way with vary narrow gravel shoulders. According to VDOT, current minimum standards for a two-lane road should be 24 feet in width, with two feet of paved shoulders on each side for a total of 28 feet paved surface. This width is inadequate for trucks to safely pass to and from the site. There are also residences and other businesses along Blow Flats Road that must share the road with the truck traffic. Blow Flats Road intersects with Pocahontas Trail (U.S. Route 60) at an angle of less than 45 degrees. According to VDOT, the angle should be greater than 75 degrees. The pavement is deteriorating and there is damage to the shoulder area. Due to the current condition of this intersection, visibility is decreased. Representative photos of existing conditions can be found in Attachment No. 5.

Truck trip information has been received from the applicant as part of this SUP application. Trucks entering and leaving the site are primarily 18-ton trucks. According to the applicant, the peak time for traffic is from 10 a.m.-2 p.m. although approved SUP conditions associated with the borrow pit allow for truck traffic and operations to occur any time during daylight hours. There are no limitations or restrictions in the borrow pit SUP regarding the number of vehicles allowed to or from the site. Staff has compiled a history of traffic with information that was provided by the applicant with his renewal cases for the borrow pit. (Attachment No. 4)

From January to May of 2022, the average number of truck trips coming from the borrow pit operations and the resource recovery and aggregate storage facility collectively onto Blow Flats Road is 140 trips per day (i.e., 70 trucks coming and going per day). On a peak day, the number of truck trips is 250 trips per day (i.e., 125 trucks coming and going per day).

During the summer months (June 2022 - August 2022), which is their peak time, the average number of truck trips were 174 trips (i.e., 87

trucks coming and going per day). On a peak day, the number of truck trips is 300 trips per day (i.e., 150 trucks coming and going per day).

From January 2022 - May 2022, of the 140 average trips per day (70 trucks coming and going per day), 118 trips (59 trucks coming and going per day) were for the borrow pit operation, and 22 trips (11 trucks coming and going per day) were for the resource recovery and aggregate storage. From June 2022 - August 2022, of the 174 average trips per day (87 trucks coming and going per day), 142 trips (71 trucks coming and going per day) were for the borrow pit operation and 32 (16 trucks coming and going per day) were for the resource recovery and aggregate storage operation.

VDOT's Annual Average Daily Traffic Volume Estimates for Blow Flats Road is 440 counts. Using VDOT's estimate for annual average daily traffic counts, and information provided by the applicant, and at the current average of 140 truck trips, the impact of these two uses constitutes 31.8% of the volume of traffic on Blow Flats Road (i.e., 140 trips/440 counts), and up to 56.8% on a peak day (250 trips/440 counts).

Traffic from previous years has been provided by the applicant and is included in Attachment No. 4.

In reviewing the SUP application, VDOT has the following recommendations:

- A commercial entrance should be installed at the intersection of Blow Flats Road and the private road;
- The shoulders should be paved to the maximum extent possible at the intersection of Blow Flats Road and Pocahontas Trail;
- An auto-turn analysis (to check the road design to ensure all types of vehicles can move safely and efficiently) should be provided for the intersection of Blow Flats Road and Pocahontas Trail;

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.

**SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

- A general site distance study for the intersection of Blow Flats Road and the private road; and
- All shoulders should be graded back and stabilized to prevent damage resulting from the trucks.

Reduced visibility, shoulder damage, pavement damage, and deficient points of acceleration for trucks are all negative impacts that currently exist along Blow Flats Road and its intersection with Pocahontas Trail. The proposed application would add additional heavy truck traffic to these areas, thereby adding to the negative impacts. These additional impacts cannot be mitigated by the applicant.

2045 COMPREHENSIVE PLAN

The site is designated for General Industry on the 2045 Comprehensive Plan Land Use Map. General Industry designated properties are areas located within the PSA that are suitable for industrial uses which, because of their potential for creating dust, noise, odor, and other adverse environmental effects, require buffering from adjoining uses, particularly residential uses.

Uses proposed in areas designated General Industry usually require access to interstate and arterial highways, public water and sewer, adequate supply of electric power and other energy sources, access to a sufficient labor supply, and moderate to large sized sites with natural features such as soils, topography, and buffering suitable for intense development. Particular attention should be given to the following:

- i. Locate proposed commercial and industrial developments adjacent to compatible uses (public or other similar uses, etc.). Where a commercial or industrial development is proposed at a location near a sensitive area, the site should be designed so that transitional uses such as offices and/or buffers are located between conflicting uses. Emphasis should be placed on ensuring the

provision of open space; protection of the environment, historical and archaeological resources; and adjoining land uses; sufficient capacities of public facilities and services; quality and effectiveness of pedestrian circulation systems and facilities; and ability to meet the public needs of the development.

Staff finds the resource recovery and aggregate storage facility to be an appropriate industrial use and the proposed location is adjacent to a compatible use.

- ii. Permit the location of new uses only where public services, utilities, and facilities are adequate to support such uses. The need for public services (police, fire, education, recreation, etc.) and facilities generated by a development should be met or mitigated by that development.

Staff finds that the proposed use is not expected to have an impact on existing County services such as education or recreation; however, staff does find that impacts to roadway facilities are not mitigated and may add to VDOT's operations and maintenance costs. Further, since the roadway and intersection are substandard, any increase in accidents that might arise from an increase in the total truck traffic, may add to the demands of County first responders.

- iii. While a variety of market forces influence commercial and industrial development proposals, the maintenance of an acceptable Level of Service of roads and other public services and the availability and capacity of public utilities should be primary considerations.

The Project does not require public water and sewer.

Staff finds that Blow Flats Road is inadequate for the current truck

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.

**SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

traffic as well as any increased traffic. The road pavement is approximately 22 feet in width. VDOT's current guidelines would require the road to be 24 feet with two-foot-wide paved shoulders on each side. This width is inadequate for trucks to safely pass to and from the site. There are also residences and other businesses along Blow Flats Road that must share the road with the truck traffic.

In addition to the inadequate pavement width, the turn angle is currently less than 45 degrees at the intersection of Blow Flats Road and Pocahontas Trail. According to VDOT's guidelines, the angle should be no less than 75 degrees. The pavement is deteriorating and there is damage to the shoulder area. Due to the current condition of this intersection, visibility is decreased.

According to the applicant the number of truck trips on an average day is 140, with a peak day being 250 truck trips. VDOT's Annual Average Daily Traffic Volume Estimates for Blow Flats Road is 440 counts. The activity on the Property is generating 31.8% (140/440) of the traffic on an average day, and up to 56.8% (250/440) on a peak day. The Resource Recovery and Aggregate Storage activity will increase the amount of truck traffic on a current substandard local road and intersection.

Given the deficiencies of the intersection of Blow Flats Road and Pocahontas Trail and the entire length of Blow Flats Road, staff finds that this proposal would increase the truck traffic and would cause the road to deteriorate even further. Any off-site road, visibility or safety improvements cannot be conditioned or required, therefore the impacts to the road cannot be mitigated.

- iv. Protect environmentally sensitive resources including high-ranking Natural Areas and significant natural heritage resources, watersheds, historic and archaeological resources, designated

CCCs and Community Character Areas, and other sensitive and utilizing design features, including building and site design, buffers, and screening to adequately protect the resource.

Staff finds that with conditions, the use will be sufficiently buffered in this location and is not expected to have an impact to adjacent properties. There is a Resource Protection Area and special flood hazard areas on the property. However, the Project is outside of these areas.

- v. Minimize the impact of development proposals on overall mobility, especially on major roads, by limited access points and providing internal, on-site collector and local roads, side street access, and joint entrances. Industrial and commercial areas should be planned and located to avoid traffic through residential and agricultural areas except in special circumstances where residential and nonresidential areas are both part of an overall master plan and special measures are taken to ensure that the residential or agricultural uses are adequately protected.

There are 11 residences and a small mobile home park on Blow Flats Road. Residents and other businesses must share the road with the truck traffic going to and from the site. Any off-site improvements cannot be conditioned or required, therefore the impacts to the road cannot be mitigated.

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.

**SPECIAL USE PERMIT-22-0007. Branscome Resource Recovery and Aggregate Storage
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

STAFF RECOMMENDATION

Staff finds that the proposal is compatible with surrounding zoning and development and is generally consistent with the Comprehensive Plan and Zoning Ordinance. However, this proposal will add more truck traffic to a local road that is inadequate to manage the current truck traffic. Staff finds that the current width of Blow Flats Road at 22 feet does not meet VDOT's current standards for a two-lane road and is inadequate for the current truck traffic; this width is inadequate for trucks to safely pass to and from the site and there are also residences and other businesses along Blow Flats Road that must share the road with the truck traffic.

Due to the angle of the turn at the intersection of Blow Flats Road and Pocahontas Trail, which is also substandard, there are issues with deteriorating pavement, damage to the shoulders, and a decrease in visibility causing safety concerns.

Reduced visibility, shoulder damage, pavement damage, and deficient points of acceleration for trucks are all negative impacts that currently exist along Blow Flats Road and its intersection with Pocahontas Trail. The proposed application would add additional heavy truck traffic to these areas, thereby adding to the negative impacts. These additional impacts cannot be mitigated by the applicant.

Therefore, staff recommends that the Planning Commission recommend denial to the Board of Supervisors. Should the Planning Commission recommend approval of this case, staff has included proposed conditions to mitigate a portion the potential impacts that would result from this development (Attachment No. 1).

TC/ap
SUP22-7_BrnscomRRAS

Attachments:

1. Proposed SUP Conditions
2. Location Map
3. Master Plan
4. Truck Traffic Counts
5. Exhibit - Road Conditions
6. DMME Permit
7. SUP-18-0011 750 Blow Flats Rd Borrow Pit

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.

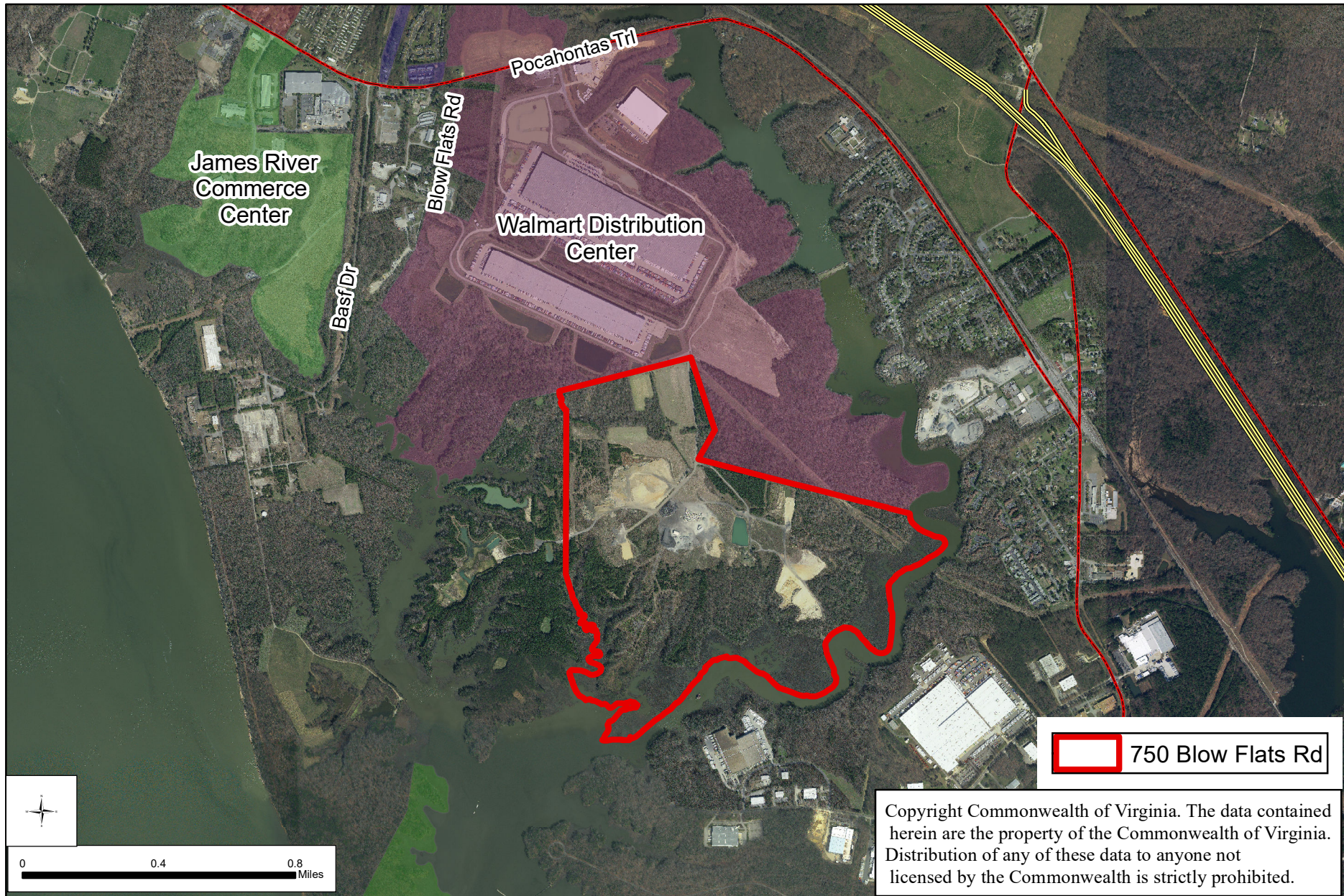
SUP-22-0007 750 Blow Flats Road Resource Recovery and Aggregate Storage

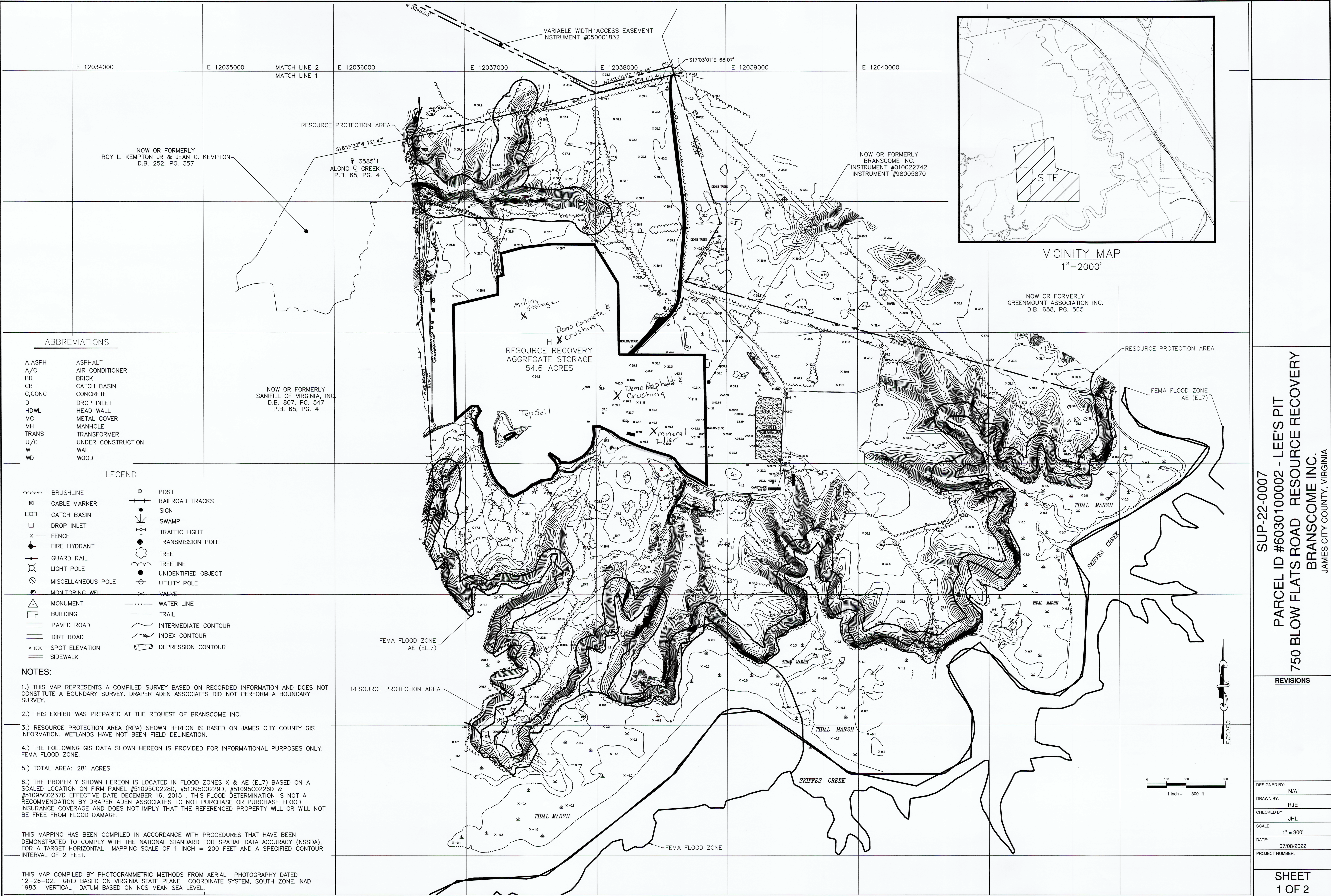
1. Master Plan. The SUP shall be valid for a resource recovery and aggregate storage facility (the “Project”) on property located at 750 Blow Flats Road, further identified as James City County Real Estate Tax Map Parcel No. 6030100002 (the “Property”). This facility shall only be operated in those areas of the Property noted as “Resource Recovery Aggregate Storage,” as generally shown on the map submitted with the SUP request titled “SUP-22-0007, Parcel ID# 6030100002 – Lee’s Pit, 750 Blow Flats Road Resource Recovery Branscome Inc.” and dated July 8, 2022.
2. Transitional Screening. A transitional screening buffer equal to or greater than 50 feet in width shall be provided along the perimeter of the Property. The transitional screening buffer shall be maintained in accordance with Chapter 24, Article 11, Division 4, Section 24-100 (a) *Transitional Screening* of the James City County Code, as amended.
3. Buffers. All buffer areas shall be flagged in the field and inspected by the Stormwater and Resource Protection Division prior to any new clearing.
4. Materials and Equipment Storage: All material and equipment storage, and stone and concrete processing activities shall be limited to the area defined on the Master Plan as the “Resource Recovery and Aggregate Storage.” Acceptable materials stored include concrete, aggregate and asphalt. No wood or wood products shall be stored on the Property.
5. Stockpiles: Stockpiles shall not exceed 16 feet in height.
6. Sale of Products: No sale of concrete, aggregate, stone and/or stone products shall be offered for sale directly to the general public on the Property.
7. Stone and Aggregate Crusher Location: The stone and aggregate crusher shall be placed in the locations identified as “Demo Concrete & Crushing and Demo Asphalt Crushing” on the Master Plan.
8. Hours of Operation: Hours of operation, including the operating of the stone and aggregate crusher and associated equipment, shall be limited to 7 a.m. – 7 p.m., Monday through Saturday.
9. Burning. No materials shall be burned on the Property.
10. Lighting. A lighting plan shall be reviewed and approved by the Director of Planning or his designee prior to final approval of the site plan. Any exterior site or building lighting shall be shielded and directed downward. No glare - defined as 0.1 foot-candle or higher - shall extend outside the property lines. Lights shall be operated by a motion detector or be able to be turned on as needed and shall not be routinely illuminated at night. No lighting shall be installed on structures at a height greater

than 30 feet above finished grade. This condition shall not apply to any lighting required by federal or state regulations.

11. Operational Mitigation Plan. A construction mitigation plan to address the impacts associated with the continued operation of the Project shall be reviewed and approved by the Director of Planning prior to final site plan approval. The plan shall address:
 - i. Dust mitigation, including, but not limited to water trucks, mulch or similar methods;
 - ii. Noise mitigation, including but not limited to, the enforcement of hours of operation;
 - iii. Road monitoring of the entrance of the private road access and Blow Flats Road, to include cleaning mud tracked onto Blow Flats Road from traffic associated with the Project.
12. On-Site Water Quality Treatment. The site plan must provide all water quality measures required by the Virginia Runoff Reduction Method on-site through structural BMPs and/or manufactured treatment devices. Neither the purchase of offsite nutrient credits in accordance with 9VAC25-870-69, Offsite Compliance Options nor the use of Forested Open Space toward water quality will be accepted for this Project.
13. Site Plan Approval. A site plan shall be required for the Project. Final approval of the site plan for all or a portion of the Project shall be obtained within 24 months of issuance of this SUP, or the SUP shall become void.
14. Severability. This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

SUP-22-0007, Branscome Resource Recovery and Aggregate Storage





ABBREVIATIONS

A, ASPH	ASPHALT
A/C	AIR CONDITIONER
BR	BRICK
CB	CATCH BASIN
C, CONC	CONCRETE
DI	DROP INLET
HDWL	HEAD WALL
MC	METAL COVER
MH	MANHOLE
TRANS	TRANSFORMER
U/C	UNDER CONSTRUCTION
W	WALL
WD	WOOD

LEGEND

	BRUSHLINE		POST
	CABLE MARKER		RAILROAD TRACKS
	CATCH BASIN		SIGN
	DROP INLET		SWAMP
	FENCE		TRAFFIC LIGHT
	FIRE HYDRANT		TRANSMISSION POLE
	GUARD RAIL		TREE
	LIGHT POLE		TREELINE
	MISCELLANEOUS POLE		UNIDENTIFIED OBJECT
	MONITORING WELL		UTILITY POLE
	MONUMENT		VALVE
	BUILDING		WATER LINE
	PAVED ROAD		TRAIL
	DIRT ROAD		INTERMEDIATE CONTOUR
	SPOT ELEVATION		INDEX CONTOUR
	SIDEWALK		DEPRESSION CONTOUR

NOTES:

- 1.) THIS MAP REPRESENTS A COMPILED SURVEY BASED ON RECORDED INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DRAPER ADEN ASSOCIATES DID NOT PERFORM A BOUNDARY SURVEY.
- 2.) THIS EXHIBIT WAS PREPARED AT THE REQUEST OF BRANSCOME INC.
- 3.) RESOURCE PROTECTION AREA (RPA) SHOWN HEREON IS BASED ON JAMES CITY COUNTY GIS INFORMATION. WETLANDS HAVE NOT BEEN FIELD DELINEATION.
- 4.) THE FOLLOWING GIS DATA SHOWN HEREON IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: FEMA FLOOD ZONE.
- 5.) TOTAL AREA: 281 ACRES
- 6.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES X & AE (EL7) BASED ON A SCALED LOCATION ON FIRM PANEL #51095C0228D, #51095C0229D, #51095C0226D & #51095C0237D EFFECTIVE DATE DECEMBER 16, 2015. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.

THIS MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE NATIONAL STANDARD FOR SPATIAL DATA ACCURACY (NSSDA), FOR A TARGET HORIZONTAL MAPPING SCALE OF 1 INCH = 200 FEET AND A SPECIFIED CONTOUR INTERVAL OF 2 FEET.

THIS MAP COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED 12-26-02. GRID BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983. VERTICAL DATUM BASED ON NGS MEAN SEA LEVEL.

SUP-22-0007	
PARCEL ID #6030100002 - LEE'S PIT	
750 BLOW FLATS ROAD RESOURCE RECOVERY	
BRANSCOME INC.	
JAMES CITY COUNTY, VIRGINIA	
REVISIONS	
DESIGNED BY:	N/A
DRAWN BY:	RJE
CHECKED BY:	JHL
SCALE:	1" = 300'
DATE:	07/08/2022
PROJECT NUMBER:	
SHEET	
1 OF 2	

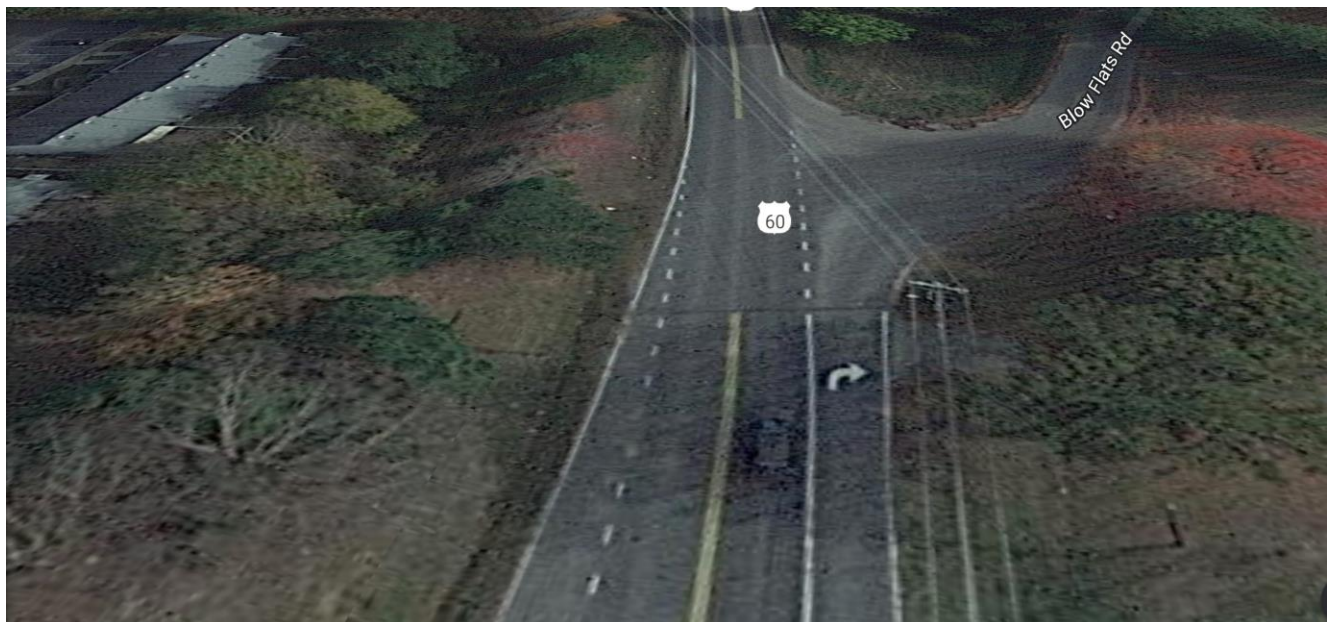
Truck Traffic						
	June 2022 - August 2022 (peak time of year)	Jan 1, 2022 - May 31, 2022	2018	2010	2005	2000
Truck trips on an average day	174 (142 for the borrow pit, 32 resource recovery*)	140 (118 for the borrow pit, 22 resource recovery*)	90	70	70	70
Truck trips on a peak day	300	250	200	120	120	160
Truck trips during the busiest month	5000	4000	4094	4000	4000	4000
Average truck trips during the busiest month	200	190	152	160	160	160

*Trip info for the resource recovery only
available for 2022

Existing Conditions (courtesy of Google Earth)



Intersection of Blow Flats Road and Pocahontas from the East (from Newport News)



Intersection of Blow Flats Road and Pocahontas Trail from the West (from Williamsburg)



Truck navigating a left turn from Pocahontas Trail onto Blow Flats Road (east from Newport News)



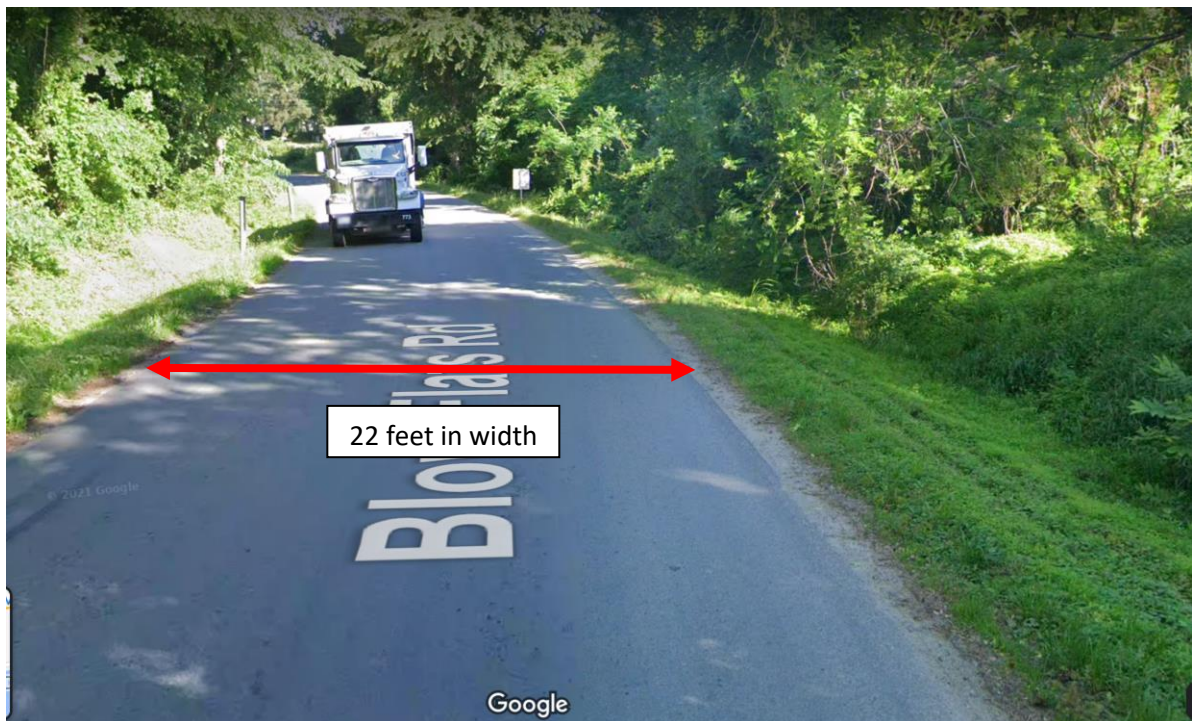
Truck turning onto Blow Flats Road from Pocahontas Trail (from the east, Newport News)



Blow Flats Road from an aerial view



Blow Flats Road looking away from Pocahontas Trail (Rt. 60)



Blow Flats Road looking towards Pocahontas Trail (Rt. 60)



Trucks traveling down Blow Flats Road away from Pocahontas Trail (Rt. 60)



Commonwealth of Virginia
Department of Energy
Mineral Mining
900 Natural Resources Drive, Suite 400
Charlottesville, VA 22903
Telephone: (434) 951-6310

PERMIT / LICENSE TO OPERATE A MINE

Permit/License Number: **10445AB**
Company issued to: **BRANSCOME INC - LEE/BICKFORD
PIT**
Whose main office location is: **432 MCLAWS CIRCLE
WILLIAMSBURG, VA 23185**

For type of mineral(s): **SAND**
Mine Type: **OPEN PIT**
Exemption Type:
County of: **JAMES CITY**
Mine Type: **OPEN PIT**

Original Date Issued: **05/25/2001**
Covering: **Permitted: 222.43 Bonded: 153.17**
Issue Date: **04/15/2022**
Anniversary Date: **05/25/2023**
Receipt Number: **170672**
Effective Date: **04/18/2022**

THIS PERMIT IS ISSUED PURSUANT TO TITLE 45.2 CHAPTERS 1 AND 11, CODE OF VIRGINIA(1950),

AS AMENDED Being an Act to require permits/licenses for certain mining operations and to affix conditions for issuance thereof; to provide that certain safety and reclamation requirements be performed by mine operators and for inspection thereof; and to advise on satisfactory compliance; to require an annual update on the progress of reclamation and tonnage of mineral mined; to provide for the certification of mineral mine workers; to provide for the Director to seek injunctive relief; and to provide for appeals from rulings and decisions of Mineral Mining.

THIS PERMIT/LICENSE MUST BE POSTED NEAR THE MINE OFFICE

OFFICIAL COPY

RESOLUTION

CASE NO. SUP-18-0011. 750 BLOW FLATS ROAD BORROW PIT RENEWAL

(BRANSCOME, INC.)

WHEREAS, the Board of Supervisors of James City County, Virginia, has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Branscome, Inc. (the "Owner") owns the parcel of property located at 750 Blow Flats Road, further identified as James City County Real Estate Tax Map Parcel No. 6030100002 (the "Property"); and

WHEREAS, the borrow pit operation encompasses two properties, 700 Blow Flats Road and 750 Blow Flats Road (together, the "Site"); and

WHEREAS, on behalf of the Owner, Mr. Julian Lipscomb has applied to amend SUP-0010-2010 to allow for the continued operation of a borrow pit, as shown on the exhibit titled "Amendment Map Branscome, Inc. Lee's Pit U.S.G.S. Quadrangle: Hog Island," prepared by Drapen Aden Associates and dated October 5, 2018; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing conducted on Case No. SUP-18-0011; and

WHEREAS, the Planning Commission, following its public hearing on October 17, 2018, recommended approval of this application by a vote of 7-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of Case No. SUP-18-0011 as described herein with the following conditions:

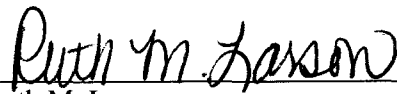
1. Master Plan. The SUP shall be valid for a borrow pit at 750 Blow Flats Road, further identified as James City County Real Estate Tax Map Parcel No. 6030100002 (the "Property"). The borrow pit shall only be operated in those areas of the Property covered by the State Department of Mines, Minerals and Energy Mining Permit No. 10445AB (the "State Mining Permit"), as generally shown on the map submitted with the SUP request titled "Amendment Map Branscome Inc. Lee's Pit U.S.G.S. Quadrangle: Hog Island," and dated October 5, 2018.
2. Erosion and Sediment Control. An erosion and sediment control plan shall be submitted to, and approved by, the Stormwater and Resource Protection Division Director, or their designee, prior to any new land disturbance occurring on the Property. All approved erosion and sedimentation control measures shall be installed prior to any clearing or grading of any borrow pit cell.
3. Disturbance. No more than 60 acres of the site shall be disturbed at any one time.

4. Transitional Screening. A transitional screening buffer equal to or greater than 50 feet in width shall be provided along the perimeter of the Site. The transitional screening buffer shall be established and maintained in accordance with Chapter 24, Article 11, Division 4, Section 24-100 (a) *Transitional Screening* of the James City County Code, as amended.
5. Buffers. All buffer areas shall be flagged in the field prior to any new clearing so the equipment operators know the limits of their work. This flagging shall be inspected by the Stormwater and Resource Protection Division.
6. Hours of Operation. The hours of operation shall be limited to daylight hours, Monday through Saturday.
7. Mining Elevation. No mining shall occur below an elevation of +10 feet above mean sea level in order to keep the Property viable for future economic development.
8. Reclamation. Only "inert material" shall be used as fill during the reclamation of the Property. For the purposes of the SUP, "inert material" shall be defined as "clean soil, broken concrete, broken road pavement, rocks, bricks and broken concrete pipe." Under no condition shall fly ash, demolition debris, organic waste material, lumber or household waste be used as fill.
9. Archaeology. A Phase I Archaeological Study for the Property shall be submitted to the Director of Planning for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Director of Planning for all sites in the Phase I study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study areas. All Phase I, Phase II and Phase III studies shall meet the Virginia Department of Historic Resources' *Guidelines for Preparing Archaeological Resource Management Reports* and the Secretary of the Interior's *Standards and Guidelines for Archaeological Documentation*, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's *Professional Qualification Standards*. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading or construction activities thereon.
10. Annual Reporting. For as long as the SUP is valid, a report shall be prepared or verified by a licensed engineer or surveyor or permissible on-site verification by the Stormwater and Resource Protection Director, or their designee, documenting items A-H below. One such report shall be submitted to the Stormwater and Resource Protection Director, or their designee, between January 1 and January 31 of each year.

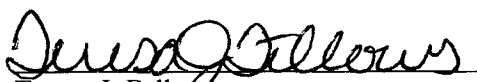
- a) The extent and depth of the area mined over the previous calendar year.
- b) The extent and depth of the area expected to be mined over the upcoming calendar year.
- c) A certification that no unauthorized encroachment has occurred into a Resource Protection Area (RPA), RPA buffer, the transitional screening buffer described above or any Natural Open Space easement.
- d) For areas that are wooded as of the date of issuance of this SUP, a delineation of any encroachment into such wooded areas.
- e) A certification as to the amount of disturbed acreage on-site.
- f) A certification that all fill used after the date of issuance of this permit is "inert material," as defined above.
- g) A delineation of all areas that have been restored, but not yet released under the State Mining Permit. This delineation shall show final grades for the restored area as well as any stabilization and/or reforestation plan, with implementation time schedule, if applicable.
- h) A delineation of the extent of the areas covered by the State Mining Permit.

11. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

12. Validity. This SUP shall be valid until December 31, 2028.


Ruth M. Larson
Chairman, Board of Supervisors

ATTEST:


Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	☒	☐	☐
ICENHOUR	☒	☐	☐
SADLER	☒	☐	☐
HIPPLE	☒	☐	☐
LARSON	☒	☐	☐

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of November, 2018.

SUP18-11-750BFRd-res

ITEM SUMMARY

DATE: 10/5/2022

TO: The Planning Commission

FROM: Suzanne Yeats, Planner

SUBJECT: SUP-22-0010. 9201 & 9225 Pocahontas Trail. The GreaseOutlet

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Proposed SUP Conditions	Backup Material
▣	Location Map	Exhibit
▣	Applicant Narrative	Backup Material
▣	Master Plan	Exhibit
▣	GreaseOutlet Standard Operating Procedures	Backup Material
▣	Exhibit - Road Conditions	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	9/29/2022 - 11:53 AM
Planning Commission	Holt, Paul	Approved	9/29/2022 - 11:53 AM
Publication Management	Pobiak, Amanda	Approved	9/29/2022 - 12:12 PM
Planning Commission	Holt, Paul	Approved	9/29/2022 - 12:13 PM

**SPECIAL USE PERMIT-22-0010. 9201 and 9225 Pocahontas Trail The GreaseOutlet
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

SUMMARY FACTS

Applicants:	Mr. Chip Haskell and Mr. Boyd Andrews, GreaseOutlet of Virginia, LLC
Land Owner:	Walsh & Walsh, LLC
Proposal:	A request to allow the use of the property as a private solid waste transfer station and container site, and a waste disposal facility for a grease waste collection, treatment, and transfer station
Locations:	9201 and 9225 Pocahontas Trail
Tax Map/Parcel Nos.:	6010100009 and 6010100009B
Property Acreage:	3.95 acres and 3.49 acres, respectively
Zoning:	M-2, General Industrial
Comprehensive Plan:	General Industry
Primary Service Area: (PSA)	Inside
Staff Contact:	Suzanne Yeats, Planner

PUBLIC HEARING DATES

Planning Commission:	October 5, 2022, 6:00 p.m.
Board of Supervisors:	November 8, 2022, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. With the exception of traffic impacts to Blow Flats Road, staff finds the proposed conditions will mitigate impacts to surrounding properties and development.
2. Staff finds the proposal consistent with the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
3. Impacts: See Impact Analysis on Pages 4-7.

FACTORS UNFAVORABLE

1. The property and proposed project entry would be accessed by a narrow, substandard local road. Further, the intersection of Blow Flats Road and Pocahontas Trail (U.S. Route 60) is also substandard. As such, staff finds that the roadway may not be suitable for the industrial trucks associated with a grease waste collection, treatment, and transfer station.
2. Impacts: See Impact Analysis on Pages 4-7.

SUMMARY STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend denial of this application to the Board of Supervisors. Should the Planning Commission recommend approval of this case, staff has included proposed conditions to mitigate the potential impacts of this development.

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.

**SPECIAL USE PERMIT-22-0010. 9201 and 9225 Pocahontas Trail The GreaseOutlet
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

PROJECT DESCRIPTION

Mr. Chip Haskell and Mr. Boyd Andrews have applied for a Special Use Permit (SUP) on behalf of GreaseOutlet of Virginia, LLC, to locate a private solid waste transfer station and container site with a waste disposal facility (the “Facility”) at 9201 and 9225 Pocahontas Trail. An SUP is required for this use in the M-2, General Industrial District.

The Facility would include a newly built industrial dome structure, four storage receiving tanks, processing equipment, office building, safety fence, and gravel equipment yard. GreaseOutlet receives mixed waste collected by waste haulers from food service entities. The following is a summary of the of treated waste at GreaseOutlet’s existing facility located in Raleigh, NC, which is anticipated to be similar to the proposed Facility on Blow Flats Road:

Incoming Mixed Waste	600,000 gallons/month or 2,500 tons/month
Outgoing Solid Waste to Composter	30,000 gallons/month or 125 tons/month
Outgoing Liquid to Sanitary Sewer/HRSD	570,000 gallons/month or 2,380 tons/month

At the Facility, the waste is initially screened to separate extraneous trash which is then diverted to a landfill. The remaining waste is then separated into a solid byproduct and liquid, in a process called “dewatering.” The discharged liquids are pre-treated and routed into the sanitary sewer collection system where it will flow to the Hampton Roads Sanitation District (HRSD) treatment plant. As a comparison, GreaseOutlet’s Raleigh facility received and processed approximately 8.5 million gallons of mixed waste materials in 2021 and transferred over 4 million pounds of solid waste materials to third party disposal

facilities primarily composters. The applicant has provided Attachment No. 5 which covers their overall purposes and objectives.

The proposed Facility site is currently undeveloped and wooded. The site will be accessed by Blow Flats Road which is a narrow road.

If approved, the Facility will seek to extinguish boundary lines between two parcels, combining approximately 7.44 acres, for the development of this use.

PLANNING AND ZONING HISTORY

The property is currently a wooded lot and there have been no legislative cases associated with the property.

SURROUNDING ZONING AND DEVELOPMENT

- Access into the proposed Facility will be off Blow Flats Road, which is a Virginia Department of Transportation (VDOT) maintained road, located within a public right-of-way.
- All immediately surrounding properties are zoned M-2, General Industrial.
- Parcels northwest of the Facility are zoned R-5, Multifamily Residential, and are occupied by townhouses.
- Parcels north and northeast of the Facility are zoned MU, Mixed Use, and are currently vacant.
- Parcels east of the Facility are zoned M-2, General Industrial, and occupied by RWV Self Storage II, LLC, and Wal-Mart Stores East, LP.

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- The parcel south of the Facility, is zoned M-2, General Industrial, and is currently vacant.
- Properties to the west of the Facility are zoned M-2, General Industrial, and are occupied by single-family residences.

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Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>Not Mitigated</u>	• The Facility will not exceed 100 peak hour trips, the peak number of deliveries received is 12 trucks per day. • Access into the proposed Facility will be off Blow Flats Road, a VDOT maintained road, located within a public right-of-way. • Staff finds that Blow Flats Road is a narrow road that does not meet current VDOT standards and is inadequate to accommodate the increased traffic from the Facility. • Further, the intersection of Blow Flats Road and Pocahontas Trail (U.S. Route 60) is also substandard. • Staff finds that the roadway and intersection may not be suitable for the increase in heavy construction traffic that is associated with a grease waste collection, treatment, and transfer station. • Staff finds that traffic impacts from this proposal cannot be fully mitigated.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	• Per the Adopted Regional Bikeways Map and Pedestrian Accommodations Master Plan, neither a bike lane nor pedestrian accommodations are required.
<u>Public Safety</u>	<u>Mitigated</u>	• Fire Station 2 on Pocahontas Trail serves this area of the County, approximately 2.6 miles from the proposed Facility. • To mitigate possible impacts, staff has proposed SUP Condition No. 8. The Facility operator will prepare and maintain an Emergency Management Plan to address situations that may require response from public safety personnel.
<u>Public Schools</u>	<u>No Mitigation Required</u>	• N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	• N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	• Staff finds that this project does not generate impacts that require mitigation.

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<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	• The anticipated discharge of pre-treated wastewater from the Facility into HRSD sewers will be approximately 25,000 gallons per day over an 8-hour period. • To mitigate possible impacts, staff has proposed SUP Condition No. 4: Prior to issuance of a site plan approval, for the use of the collection, treatment, and transfer of grease waste, the Owner must obtain all active direct wastewater discharge permits from HRSD. • To mitigate possible impacts, staff has proposed SUP Condition No. 5: Prior to issuance of a site plan approval, for the use of the collection, treatment, and transfer of grease waste, the Owner must obtain all active Solid Waste Treatment and Storage Facilities permits from the Department of Environmental Quality.
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Skiffes Creek Watershed and Skiffes Creek Reservoir.	<u>Mitigated</u>	• Should this SUP be approved, this project will need to demonstrate full compliance with environmental regulations at the development plan stage. • To mitigate possible impacts, staff has proposed SUP Condition No. 3: The site plan must provide all water quality improvement measures required by the Virginia Runoff Reduction Method on the Property via structural Best Management Practices (BMPs) and/or manufactured treatment devices. Neither the purchase of off-site nutrient credits in accordance with 9VAC25-870-69, Offsite Compliance Options, nor the use of Forested Open Space toward water quality will be accepted for the Property. • To mitigate possible impacts, staff has proposed SUP Condition No. 9: Prior to final site plan approval, a Restoration Plan (RP) shall outline the required steps for removal of above and below-ground Facility components and include the following: a. Dispose and/or recycle wastes and materials; b. Stabilize soil; c. Revegetate and restore native habitat of the Property; d. Provide a close-out procedure or remediation of stormwater facilities. • To mitigate possible impacts, staff has proposed SUP Condition No. 6: Prior to issuance of preliminary site plan approval, the Owner must determine if a general Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater Associated with Industrial Activity will be required

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		from the DEQ. If a VPDES Permit is required, the Owner must provide evidence of having obtained the permit prior to issuance of final site plan approval. • To mitigate possible impacts, staff has proposed SUP Condition No. 7: Prior to the issuance of a Land Disturbing Permit, a Spill Prevention, Control and Countermeasures Plan (SPCC), addressing the handling of inorganic and organic compounds, be submitted to the Director of Stormwater and Resource Protection for review and approval.
<u>Cultural/Historic</u>	<u>Mitigated</u>	• Per Section 24-145 of the Zoning Ordinance, this proposal included an archaeological study and will be evaluated at the site plan stage should this application be approved. • A natural resource inventory was not required.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	• Following construction of the facility, staff does not anticipate significant noise, odor, lighting, or other similar impacts on nearby properties. However, to address any potential impacts of this nature, staff has proposed the following: • To mitigate possible impacts, staff has proposed SUP Condition No. 11: Prior to final site plan approval, a landscape, tree clearing, and protection plan for the Facility will be required and all buffers required shall remain undisturbed and in their natural state. • To mitigate possible impacts, staff has proposed SUP Condition No. 12: Any fence will be neutral in color, include fabric mesh, shall not contain barbed wire, nor exceed a height of eight feet above finished grade. • To mitigate possible impacts, staff has proposed SUP Condition No. 13: No outdoor storage shall be permitted. • To mitigate possible impacts, staff has proposed SUP Condition No. 14: All dumpster or HVAC units shall be screened from any public street or adjoining property. • To mitigate possible impacts, staff has proposed SUP Condition No. 15: Limit dust, noise, and odor associated with the collection and transfer of grease waste to an enclosed building and installation of an industrial odor control system is required. • To mitigate possible impacts, staff has proposed SUP Condition No. 16: Hours of operation shall be limited to 5 a.m.-5 p.m., Monday through Friday.

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<u>Community Character</u>	<u>Mitigated</u>	• Blow Flats Road is not a designated Community Character Corridor (CCC). • A vegetated buffer to screen the project from the roadway and nearby properties is specified in Condition No. 11.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	• The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

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**SPECIAL USE PERMIT-22-0010. 9201 and 9225 Pocahontas Trail The GreaseOutlet
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Blow Flats Road is a 22-foot right-of-way with vary narrow gravel shoulders. According to VDOT, current minimum standards for a two-lane road would be 24 feet in width, with two feet of paved shoulders on each side for a total of 28 feet paved surface. This width is inadequate for trucks to safely pass to and from the site. There are also residences and other businesses along Blow Flats Road that must share the road with the truck traffic. Blow Flats Road intersects Pocahontas Trail (U.S. Route 60) at an angle of less than 45 degrees. According to VDOT, the angle should be a minimum of 75 degrees. The pavement is deteriorating and there is damage to the shoulders from the intersection of Pocahontas Trail and Blow Flats Road continuing southbound along Blow Flats Road to the entry of Branscome, Inc. Due to the current condition of this intersection, visibility is decreased. Representative photos of existing conditions can be found in Attachment No. 6.

Truck trip information has been received from the applicant as part of this SUP application. Trucks entering and leaving the site are primarily Liquid Vac Trucks (5,000-gal capacity, approximately 30 feet in length) and Vacuum Trailers (6,500-gal capacity, 42 feet in length). According to the applicant, the peak operating hours for truck traffic is from 5-7 a.m. and 11 a.m.-1 p.m. Dewatered solids will be shipped to a composter up to 3 times per week.

To mitigate possible impacts, staff has proposed the following:

- SUP Condition No. 2: Provide on-site parking for all vehicles during construction.
 - a. No vehicles shall be parked within the Blow Flats Road right-of-way.
 - b. Provide traffic control methods including lane closures, flagging procedures, directional and informational signage, and designation of a single access point for deliveries and employee access.

- SUP Condition No. 10: Facility operator shall: Prior to issuance of a Certificate of Occupancy for the Facility, improve and maintain the shoulder of Blow Flats Road to a width of four (4) feet from the existing edge of roadway in the areas where the Property fronts on Blow Flats Road. Such improvements shall be reflected on the site plan approved for the Facility and shall meet specifications satisfactory to VDOT to address truck traffic on Blow Flats Road in the area of such paved shoulders. A maintenance agreement, approved by the Director of Planning or their designee, shall be submitted prior to an issuance of any Certificate of Occupancy

VDOT's Annual Average Daily Traffic Volume Estimates for Blow Flats Road is 440 counts.

In reviewing the SUP application, VDOT has the following recommendations:

- A commercial entrance should be installed at the intersection of Blow Flats Road and the private road;
- The shoulders should be paved to the maximum extent possible at the intersection of Blow Flats Road and Pocahontas Trail;
- An auto-turn analysis (to check the road design to ensure all types of vehicles can move safely and efficiently) should be provided for the intersection of Blow Flats Road and Pocahontas Trail;
- A general site distance study for the intersection of Blow Flats Road and the private road;
- All shoulders should be graded back and stabilized to prevent damage resulting from the trucks.

Reduced visibility, shoulder damage, pavement damage, and deficient points of acceleration for trucks are all negative impacts that currently exist along Blow Flats Road and its intersection with Pocahontas Trail.

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The proposed application would add additional heavy truck traffic to these areas, thereby adding to the negative impacts. These additional impacts cannot be mitigated by the applicant.

2045 COMPREHENSIVE PLAN

The project site is designated General Industry on the 2045 Comprehensive Plan Land Use Map. Across Pocahontas Trail, the properties to the north, are designated Mixed Use and the properties to the northwest are designated Moderate Density Residential. The properties directly west, across Blow Flats Road are designated Mixed Use. All remaining properties to the south and southeast are designated General Industry.

The land use designation, General Industry, includes areas located within the PSA that are suitable for industrial uses which, because of their potential for creating dust, noise, odor, and other adverse environmental effects, require buffering from adjoining uses, particularly residential uses.

Uses proposed in areas designated General Industry usually require access to interstate and arterial highways, public water and sewer, adequate supply of electric power and other energy sources, access to a sufficient labor supply, and moderate to large sized sites with natural features such as soils, topography, and buffering suitable for intense development. Particular attention should be given to the following:

- i. Locate proposed commercial and industrial developments adjacent to compatible uses (public or other similar uses, etc.). Where a commercial or industrial development is proposed at a location near a sensitive area, the site should be designed so that transitional uses such as offices and/or buffers are located between conflicting uses. Emphasis should be placed on ensuring the

provision of open space; protection of the environment, historical and archaeological resources; and adjoining land uses; sufficient capacities of public facilities and services; quality and effectiveness of pedestrian circulation systems and facilities; and ability to meet the public needs of the development.

Staff finds the grease waste collection, treatment, and transfer station to be an appropriate industrial use and the proposed location is adjacent to a compatible use.

- ii. Permit the location of new uses only where public services, utilities, and facilities are adequate to support such uses. The need for public services (police, fire, education, recreation, etc.) and facilities generated by a development should be met or mitigated by that development.

Staff finds that the proposed use is not expected to have an impact on existing County services such as education or recreation; however, staff does find that impacts to roadway facilities are not mitigated and may add to VDOT's operations and maintenance costs. Further, since the roadway and intersection are substandard, any increase in accidents that might arise from an increase in the total truck traffic, may add to the demands of County first responders.

- iii. While a variety of market forces influence commercial and industrial development proposals, the maintenance of an acceptable Level of Service of roads and other public services and the availability and capacity of public utilities should be primary considerations.

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The Facility requires public water and sewer; HRSD is aware of the site location and proposal for the use and “has no objection”, providing the following comment: “Based upon their (GreaseOutlet) operations in Raleigh, NC and preliminary information provided to HRSD, HRSD feels GreaseOutlet will be able to meet permit limitations and/or requirements that may be imposed on them for the discharge of their wastewater in James City County”(dated July 13, 2022). Staff finds that the proposed use is expected to have a manageable impact upon HRSD.

Staff finds that Blow Flats Road is inadequate for the current truck traffic as well as any increased traffic. The road pavement is approximately 22 feet in width. VDOT’s current guidelines would require the road to be 24 feet with two-foot-wide paved shoulders on each side. This width is inadequate for trucks to safely pass to and from the site. There are also residences and other businesses along Blow Flats Road that must share the road with the truck traffic.

In addition to the inadequate pavement width, the turn angle is currently less than 45 degrees at the intersection of Blow Flats Road and Pocahontas Trail. According to VDOT’s guidelines, the angle should be a minimum of 75 degrees. The pavement is deteriorating and there is damage to the shoulder area. Due to the current condition of this intersection, visibility is decreased.

Given the deficiencies of the intersection of Blow Flats Road and Pocahontas Trail and the entire length of Blow Flats Road, staff finds that this proposal would increase the truck traffic and would cause the road to deteriorate even further. Any off-site road, visibility or safety improvements cannot be fully mitigated.

- iv. Protect environmentally sensitive resources including high-ranking Natural Areas and significant natural heritage resources,

watersheds, historic and archaeological resources, designated CCCs and Community Character Areas, and other sensitive and utilizing design features, including building and site design, buffers, and screening to adequately protect the resource.

Staff finds that with conditions, the use will be sufficiently buffered in this location and is not expected to have an impact to adjacent properties. There is not a Resource Protection Area nor a special flood hazard area on the property.

- v. Proposed commercial and industrial developments will have a limited impact on adjacent residential areas especially in terms of visible parking areas, lighting, signage, traffic, odor, noise, and hours of operation.

Staff finds that with these conditions, the proposed use will be sufficiently buffered in this location and is not expected to have a negative impact on adjacent properties.

- vi. Minimize the impact of development proposals on overall mobility, especially on major roads, by limited access points and providing internal, on-site collector and local roads, side street access, and joint entrances. Industrial and commercial areas should be planned and located to avoid traffic through residential and agricultural areas except in special circumstances where residential and nonresidential areas are both part of an overall master plan and special measures are taken to ensure that the residential or agricultural uses are adequately protected.

There are 11 residences and a small mobile home park on Blow Flats Road. Residents and other businesses must share the road with the truck traffic going to and from the site. Any off-site improvements cannot be fully mitigated.

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**SPECIAL USE PERMIT-22-0010. 9201 and 9225 Pocahontas Trail The GreaseOutlet
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PROPOSED SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

STAFF RECOMMENDATION

Staff finds that the proposal is compatible with surrounding zoning and development and is generally consistent with the Comprehensive Plan and Zoning Ordinance. However, this proposal will add more truck traffic to a local road that is inadequate to manage the current truck traffic. Staff finds that the current width of Blow Flats Road at 22 feet does not meet VDOT's current standards for a two-lane road and is inadequate for the current truck traffic; this width is inadequate for trucks to safely pass to and from the site and there are also residences and other businesses along Blow Flats Road that must share the road with the truck traffic.

Due to the angle of the turn at the intersection of Blow Flats Road and Pocahontas Trail, which is also substandard, there are issues with deteriorating pavement, damage to the shoulders, and a decrease in visibility causing safety concerns.

Reduced visibility, shoulder damage, pavement damage, and deficient points of acceleration for trucks are all negative impacts that currently exist along Blow Flats Road and its intersection with Pocahontas Trail. The proposed application would add additional heavy truck traffic to these areas, thereby adding to the negative impacts. These additional impacts cannot be fully mitigated by the applicant.

Therefore, staff recommends that the Planning Commission recommend denial to the Board of Supervisors. Should the Planning Commission recommend approval of this case, staff has included proposed conditions to mitigate a portion the potential impacts that would result from this development (Attachment No. 1).

SY/ap
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Attachments:

1. Proposed SUP Conditions
2. Location Map
3. Applicant Narrative
4. Master Plan
5. GreaseOutlet Standard Operating Procedures
6. Exhibit - Road Conditions

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.

SUP-22-0010 9201 & 9225 Pocahontas Trail, The GreaseOutlet

PROPOSED CONDITIONS:

1. Master Plan. This Special Use Permit (SUP) shall apply to the parcels situated at 9201 Pocahontas Trail and 9255 Pocahontas Trail, further identified as James City County Real Estate Tax Map Parcel Nos. 6010100009 and 6010100009B respectively (together, the “Property”). This SUP shall be valid for a private solid waste transfer station and container site in conjunction with a waste disposal facility (the “Facility”). All final development plans and use of the Property shall be consistent with the master plan entitled “9201 & 9225 Pocahontas Trail, The GreaseOutlet” dated June 1, 2022 (the “Master Plan”), as determined by the Director of Planning, with any deviations considered per Section 24-12 (a)(2) of the Zoning Ordinance, as amended.
2. Construction Management and Mitigation. Prior to final site plan approval, the Facility operator shall provide a Construction Management and Mitigation Plan (the “CMMP”) for review and approval of the Director of Planning or their designee. The CMMP shall include those items listed below:
 - a. Provide on-site parking for all vehicles during construction. No vehicles shall be parked within the Blow Flats Road right-of-way;
 - b. Provide traffic control methods including lane closures, flagging procedures, directional and informational signage, and designation of a single access point for deliveries and employee access;
 - c. Limit all construction activities, including clearing and grading of the Property, to the hours of 7 a.m. to 7 p.m. Monday through Friday;
 - d. Provide appropriate methods for the storage, transportation, and disposal of any waste and/or hazardous material.
3. On-Site Water Quality Treatment. The site plan must provide all water quality improvement measures required by the Virginia Runoff Reduction Method on the Property via structural Best Management Practices (BMPs) and/or manufactured treatment devices. Neither the purchase of offsite nutrient credits in accordance with 9VAC25-870-69, Offsite Compliance Options, nor the use of Forested Open Space toward water quality will be accepted for the Property.
4. Industrial Wastewater Discharge Regulations. Prior to issuance of a site plan approval, for the use of the collection, treatment, and transfer of grease waste, the Owner must obtain all active direct wastewater discharge permits from Hampton Roads Sewer District (HRSD).
5. Department of Environmental Quality (DEQ). Prior to issuance of a site plan approval, for the use of the collection, treatment, and transfer of grease waste, the Owner must obtain all active Solid Waste Treatment & Storage Facilities permits from DEQ.
6. Virginia Pollutant Discharge Elimination System (VPDES). Prior to issuance of preliminary site plan approval, the Owner must determine if a general Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater Associated with Industrial Activity will be required from the Virginia Department of Environmental Quality. If a VPDES permit is required,

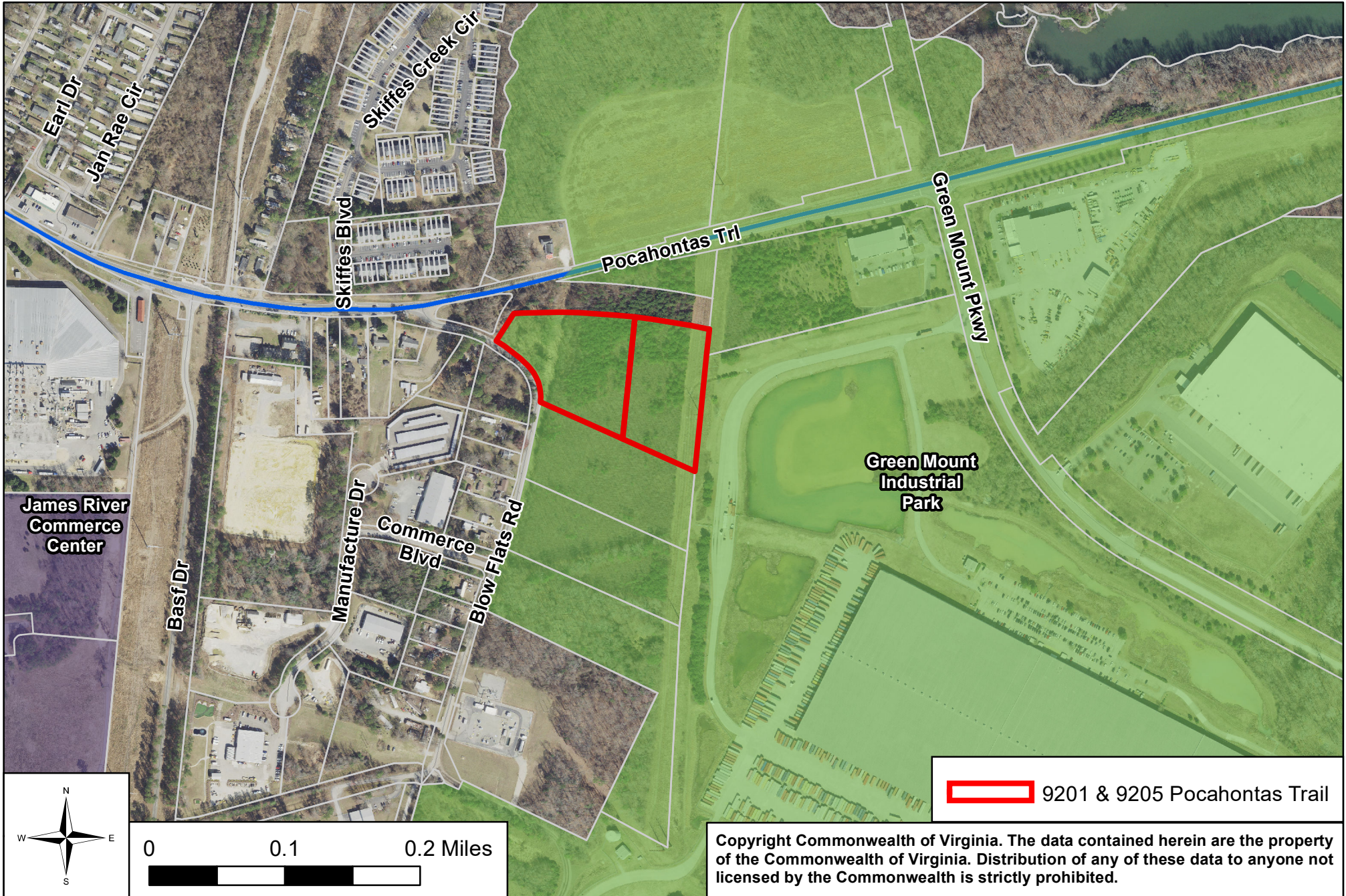
the Owner must provide evidence of having obtained the permit prior to issuance of final site plan approval.

7. Spill Prevention Control and Countermeasures Plan. Prior to the issuance of a Land Disturbing Permit, a Spill Prevention, Control and Countermeasures Plan (SPCC), addressing the handling of inorganic and organic compounds, be submitted to the Director of Stormwater and Resource Protection for review and approval.
8. Emergency Management Plan. The Facility operator shall prepare and maintain an Emergency Management Plan (the "EMP") to address situations that may require response from James City County public safety personnel, including, without limitation, fire safety, and emergency response personnel. The EMP shall:
 - a. Be developed in conjunction with and approved by the County Fire Chief and County Police Chief or their designees prior to final approval of any site plan;
 - b. Provide a mutually agreed upon schedule for the Facility operator to provide information sessions and training for James City County public safety personnel relative to possible emergency response situations at the Facility;
 - c. Provide pertinent contact numbers for the Facility operator emergency personnel; and
 - d. Provide that emergency contact information be posted on access gates.
9. Restoration Plan. Prior to final site plan approval, a Restoration Plan (RP) shall be submitted to the Director of Planning or their designee for review and approval. The RP shall include the following measures:
 - a. Outline the required steps for removal of above and below-ground Facility components;
 - b. Dispose and/or recycle wastes and materials;
 - c. Stabilize soil;
 - d. Revegetate and restore native habitat of the Property;
 - e. Provide the close-out procedure or remediation of stormwater facilities.
10. Road Improvements. The Facility operator shall, Prior to issuance of a certificate of occupancy for the Facility, improve the shoulder of Blow Flats Road to a width of four (4) feet from the existing edge of roadway in the areas where the Property fronts on Blow Flats Road, as approved by the Virginia Department of Transportation. Such improvements shall be reflected on the site plan approved for the Facility.
11. Landscape Perimeter Buffer. Prior to final site plan approval, the Director of Planning or their designee shall review and approve a landscape plan, tree clearing, and protection plan for the Facility. All buffers required shall remain undisturbed and in their natural state. The landscape plan shall be generally consistent with the Master Plan and provide, at a minimum, the following:
 - a. A vegetated buffer not less than 15 feet wide, as measured from the edge of the existing 30-foot-wide private drainage easement and parallel to the southern property line;
 - b. A vegetated buffer not less than 15 feet wide, as measured from the edge of the existing 120- foot-wide VEPCO easement and parallel to the eastern property line;

- c. A vegetated buffer not less than 15 feet wide, as measured from the edge the northern property line;
 - d. A vegetated buffer not less than 30 feet wide, measured from the existing edge of the property line along Blow Flats Road.
- 12. Security Fence. Any fence shall be black, brown, or other neutral color, shall not contain barbed wire, and shall not exceed a height of 8 feet above finished grade. The detail and the final color shall be submitted to and approved by the Director of Planning or their designee prior to final site plan approval.
- 13. Outdoor Storage: All storage of materials on the Property shall be within a fully enclosed building. No outdoor storage shall be permitted.
- 14. Dumpster/HVAC: All dumpster and heating and cooling units visible from any public street or adjoining property shall be screened from view with landscaping or fencing approved by the Director of Planning or their designee prior to an issuance of any Certificate of Occupancy.
- 15. Smoke (Dust)/Noise/Odor. Dust, noise, and odor associated with the use of the collection, treatment, and transfer of grease waste, shall be limited to a fully enclosed warehouse dome structure with retractable doors. No dust, odor or other objectionable effect shall extend beyond property lines. An activated carbon filtration system or an alternative odor control system shall be approved by the Director of Planning or their designee and installed prior to an issuance of any Certificate of Occupancy.
- 16. Hours of Operation: Hours of operation for the Facility shall be limited to 5:00 a.m. to 5:00 p.m., Monday through Friday.
- 17. Commencement. A permanent Certificate of Occupancy shall be obtained within 48 months from the date of approval of this SUP or this permit shall be void.
- 18. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

JCC SUP-22-0010

9201 & 9225 Pocahontas Trail



Community Impact Statement for GreaseOutlet

**9201/9225 Pocahontas Trail
Williamsburg, Virginia**

Submittal: May 25, 2022
Revised July 25, 2022

Prepared for
GreaseOutlet of Virginia, LLC

Prepared by
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DAA Project Number: 2200115



Draper Aden Associates
Engineering • Surveying • Environmental Services

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APPENDIX A – TYPES OF TRUCKS ANTICIPATED AT THE SITE

1.1 INTRODUCTION / PROJECT DESCRIPTION

GreaseOutlet of Virginia, LLC (GreaseOutlet) is applying for a Special Use Permit (SUP) for their property located at 9201/9225 Pocahontas Trail (US Route 60), also identified as parcel ID numbers 6010100009 and 6010100009B. The parcels area is approximately 7.44 acres and is currently wooded and undeveloped. The parcels are zoned M-2 General Industrial; are designated as General Industry in the Comprehensive Plan; and are located within the Primary Service Area (PSA). All surrounding parcels are also zoned M-2. The M-2 Zoning appears to allow for Industrial Uses that include Solid Waste Transfer Stations and Waste Disposal Facilities, subject to the process, terms, and conditions defined in the Code for Special Use Permits.

The purpose of this SUP application is to request authorization to construct at new industrial facility that will be used as a "Solid Waste Transfer Station". The development would include a new industrial building, storage tanks, associated processing equipment, office building, perimeter fencing, and gravel equipment yard. Access to the site will be off Blow Flats Road. The development area will be controlled with perimeter security fencing. Existing water and sanitary sewer utilities appear to be located along Blow Flats Road for new services and connections.

The project site is bound by Pocahontas Trail to the north; A Dominion Energy transmission line and easement and the Green Mount Industrial Park (Wal-Mart Distribution Center and Self-Storage) to the east; An undeveloped 4.61 acre parcel to the south (125 Blow Flats Road); and Blow Flats Road and an undeveloped 1.12 acre parcel to the west across Blow Flats Road (122 Blow Flats Road).

GreaseOutlet established its first facility in Raleigh North Carolina in 2017, and has reliably served waste haulers across North Carolina who operate specialized equipment (e.g., vacuum trucks) to capture mixed waste from Grease Control Devices that Food Service Entities maintain outside of their facilities to prevent problematic materials (e.g. fats, oils, grease) from entering the sewer system where they can cause blockages that result in Sanitary Sewer Overflows.

GreaseOutlet's Raleigh facility holds permits issued by the State of North Carolina (DEQ) Division of Waste Management, Solid Waste Section, and by the City of Raleigh Public Utilities Department – Industrial Pretreatment Program. GreaseOutlet's Raleigh facility is classified as a NAICS Code 562219, which includes compost dumps, lawn waste disposal facilities, and nonhazardous waste treatment and disposal facilities.

GreaseOutlet's Raleigh facility received and processed approximately 8.5MM gallons of Mixed Waste materials in 2021 and transferred over 4 million pounds of solid waste materials to 3rd party disposal facilities – primarily composters. Following is a summary of the volume and weight of treated waste at the Raleigh facility, which is anticipated to be similar at the James City County facility:

- Incoming Mixed Waste: 600,000 gallons/month; 2,500 tons/month
- Outgoing Solid Waste to Composter: 30,000 gallons/month; 125 tons/month
- Outgoing Liquid to Sanitary Sewer/HRSD: 570,000 gallons/month; 2,380 tons/month

GreaseOutlet is proposing to build a facility in James City County that is functionally equivalent to its facility in Raleigh NC. The proposed facility in James City County will:

1. Receive Mixed Waste collected by Waste Haulers from Food Service Entities from approximately 5AM to 5PM Monday to Friday (approximately 10 trucks per workday)
2. Screen and aggregate minor trash items (e.g., single use items like straws) to a landfill
3. Aggregate the Mixed Waste in storage tanks
4. Use batch process to separate the solids from the liquids
5. Dewater and ship solid waste materials to composter or landfill, likely to McGill Compost, 5056 Beef Steak Road, Waverly, VA.
6. Pre-treat and discharge liquids to the JCSA sanitary sewer collection system and the HRSD treatment system

This Community Impact Statement (CIS) describes the probable effects of the proposed development upon the community regarding infrastructure and quality of life.

1.2 TRAFFIC IMPACT ANALYSIS

A traffic impact analysis is not required since this project is expected to generate fewer than 100 weekday peak hour trips to and from the site during the hours of operation. The 10th Edition of the Institute of Transportation Engineers (ITE) Vehicle Trip Generation for General Light Industrial (Section 110) was used to determine the increase in weekday peak hour vehicle trips per day. The light industrial use will increase vehicle trips by 30 weekday peak hour trips (26 AM peak hour and 4 PM peak hour). The roadway Level of Service appears to be Level of Service "B" or "C", but unable to determine definitively. Site does not appear to be Level D based on 440 ADT on Blow Flats Road; and 8,900 ADT on Pocahontas Trail.

It should be noted that the increase of vehicle traffic is not new to the region, but will be new to Blow Flats Road. The truck traffic currently exists in the Hampton Roads area, but will be redirected to this site as part of this project. See below for typical truck trips to the existing site in Raleigh, which is also the anticipated truck trips for the proposed site in James City County:

- Truck Trips per Day: 6/day, with peak of 12/day
- Truck Trips per Month: 125/month, with peak of 176/month
- Typical Truck Load: 4,800 gallons; 20 tons
- Hours of Peak Traffic: 5:00-7:00 am; and 11:00 am – 1:00 pm

Trucks delivering mixed waste to GreaseOutlet are owned and operated by their customers who manage truck/driver schedules to meet their customer's needs. The frequency of deliveries to GreaseOutlet will be controlled by their customers, and will be influenced by the distance traveled, size of traps serviced, time of month (last week of each month tends to be the slowest), and other operational factors (labor, equipment, traffic, bad weather, etc.). The equipment used to transport mixed waste are described as "Vacuum trucks" and "vacuum trailers". These "vacuum trucks" and "vacuum trailers" are already operating in the James City County area capturing waste materials from restaurants and commercial kitchens and transporting the waste to HRSD treatment facilities for disposal. See Appendix A for more details about the trucks delivering waste to the site and hauling treated waste from the site.

1.3 WATER AND SEWER IMPACT STUDY

The proposed development will generate anticipated average daily water flow demand of approximately 1,000 gallons per day. Since the anticipated daily water demand is less than 15,500 gallons per day, a water and sewer impact study is not required.

The sanitary sewer discharge will be approximately 25,000 gallons per day, which will typically be released gradually over an 8-hour day. However, wastewaters discharged from the proposed facility will not materially increase the current flows and treatment demands of HRSD's Williamsburg facility because the proposed facility will be partially substituting for HRSD's role in receiving direct truck deliveries of grease trap waste. The total gallons of grease trap waste disposed of in James City County is not expected to substantially change, but rather a portion of the flows currently received by HRSD at the Williamsburg Treatment Plant will now be received at this proposed facility.

Therefore, since the anticipated average daily water demand is less than 15,500 gallons, and the sanitary sewer discharge does not increase flows to HRSD above the 15,500 gallons per day, a water and sewer impact study is not required.

1.4 ENVIRONMENTAL CONSTRAINTS ANALYSIS

The project site is currently developed with minimal environmental constraints. See attached Environmental Constraints Analysis with more details regarding hydrologic, soils, and physical features.

1.5 ADEQUATE PUBLIC FACILITIES REPORT

See attached adequate public facilities report describing how existing sewer, water, schools, fire stations, and libraries will have little to no impact as a result of this project.

1.6 ADDITIONAL ON-SITE AND OFF-SITE PUBLIC FACILITIES OR SERVICES

No additional on-site or off-site public facilities or services will be required as a result of the development.

1.7 PHASE IA ARCHAEOLOGICAL STUDY

The property has been identified by DHR as being an ultra- or highly-sensitive area on the James City County archaeological assessment (DHR Site #44JC1045). A Phase IA Archaeological Survey has been prepared for the site; and recommends the site as not eligible for inclusion in the National Register of Historic Places (NRHP) due to isolated archaeological finds. This report has been submitted separately.

1.8 PRELIMINARY NATURAL RESOURCE INVENTORY

A preliminary natural resource inventory is not required since the property is not identified as being in a B1, B2, or B3 area, as defined by the Virginia Department of Conservation and Recreation's Natural Heritage Resources Program.

1.9 FISCAL IMPACT ANALYSIS

A fiscal impact analysis is not required since the project does not include residential dwelling units.

1.10 PARKS AND RECREATION INFORMATION

Parks and recreation improvements are not proposed since there are no new dwelling units as part of the project.

APPENDIX A

TYPES OF TRUCKS ANTICIPATED AT THE SITE

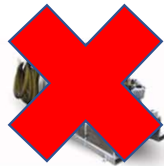
Types of Trucks that will transport and deliver Mixed Waste to GreaseOutlet of Virginia, LLC

Trucks delivering mixed waste to GreaseOutlet are owned and operated by our customers. Our customers manage truck/driver schedules to meet their customers needs. GreaseOutlet has no authority to govern driver schedules. The frequency of deliveries to GreaseOutlet will be controlled by our customers, and will be influenced by the distance traveled, size of traps serviced, time of month (last week of each month tends to be the slowest), and other operational factors (labor, equipment, traffic, bad weather, etc.).

The equipment used to transport mixed waste are described as “Vacuum trucks” and “vacuum trailers”. These “vacuum trucks” and “vacuum trailers” are already operating in the James City County area ...capturing waste materials from restaurants and commercial kitchens and transporting the waste to HRSD treatment facilities for disposal.



Liquid Vac Trucks



Slide In Units



Industrial Air Movers



Hydro Excavators



Vacuum Trailers



Winch & Tractor



Sewer Cleaners



Roll Off Trucks



DOT Code Trucks



Portable Toilet Trucks

Types of Trucks that will transport and deliver Mixed Waste to GreaseOutlet of Virginia, LLC

	 Liquid Vac Trucks	 Vacuum Trailers
Stated Capacity	~5,000 Gallons =35,000LBS	~6,500 Gallons = ~50,00LBS
Length	30 to 35 feet total	Trailer is ~42 feet
GVWR:	~58,000 LBS	~80,000 LBS
Example	https://www.usedvacuumtrucks.com/vacuum-truck-listings/2023-imperial-industries-4000-gallon-vacuum-truck-w-automatic-trans-ihc/	https://www.usedvacuumtrucks.com/vacuum-truck-listings/2021-aldura-non-code-150-bbl-6300-gallon-vacuum-trailer/

Types of Trucks that will transport and deliver Mixed Waste to GreaseOutlet of Virginia, LLC

2023 Imperial Industries (4000-Gallon) Vacuum Truck w/ Automatic Trans

[Request More Info](#) [Print Brochure](#) [Return To Truck Listing](#)



John Remstedt is shown with his newest truck, purchased at the WWETT Show. It's a 2015 Peterbilt built out by Satellite Industries and carrying a 4,000-gallon aluminum tank from Imperial Industries, a pump from National Vacuum Equipment Inc. (NVE) and a pressure jetter from Advance Pump & Equipment Inc., powered by a Giant pump. (Photo courtesy of Grease Masters)

<https://www.usedvacuumtrucks.com/vacuum-truck-listings/2023-imperial-industries-4000-gallon-vacuum-truck-w-automatic-trans-ihc/>

Types of Trucks that will transport and deliver Mixed Waste to GreaseOutlet of Virginia, LLC

2021 Aldura Aluminum (150 BBL / 6300 Gallon) Non-Code Vacuum Trailer

[Request More Info](#) [Print Brochure](#) [Return To Truck Listing](#)



[Vehicle Overview](#) [Features & Options](#)

Stock Number GL2229

Sell Your Truck
GET LISTED TODAY

TRAFFIC & SALES EXPERIENCE TO SELL TRUCKS QUICKLY

Financing
APPLY RIGHT NOW

COMPETITIVE RATES & EASY APPROVAL PROCESS

Contact Us
ABOUT THIS TRUCK

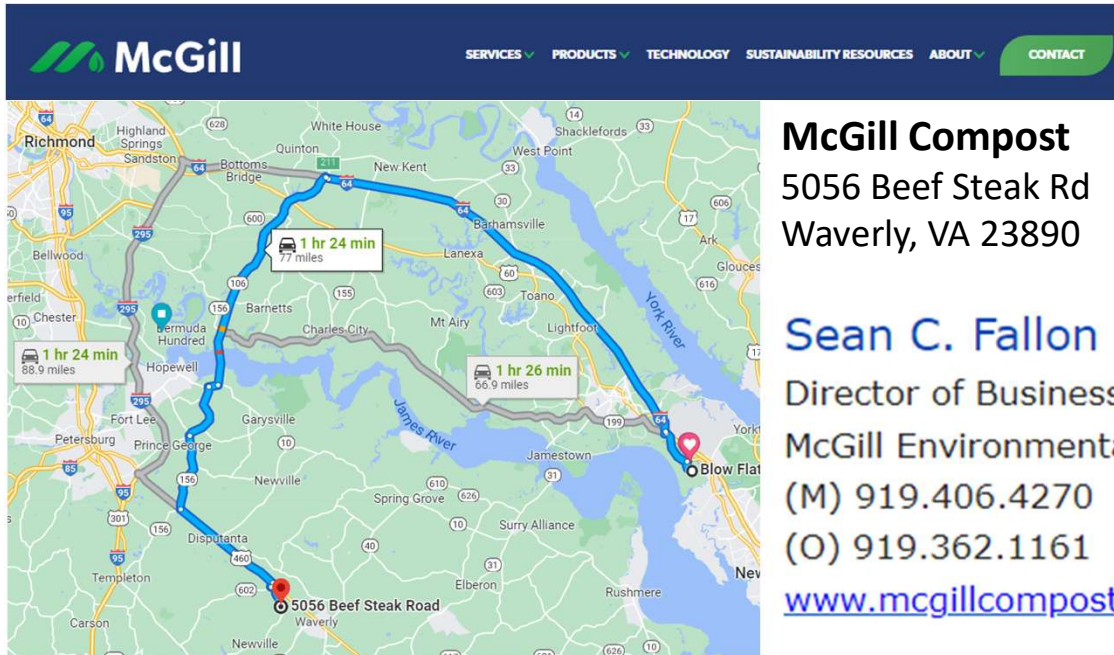
WE ARE READY TO ANSWER YOUR QUESTIONS

STOCK #:	GL2229
LOCATION:	Texas
TRUCK TYPE:	Vacuum Trailers
CONDITION:	New
YEAR:	2021
MAKE:	Aldura
MODEL:	150 BBL Aluminum
SUSPENSION TYPE:	Air Ride
WHEELS:	Aluminum
REAR AXLES:	Tandem
FRONT AXLE WEIGHT:	23,000
REAR AXLE WEIGHT:	23,000
VACUUM TYPE:	Available Option
TANK TYPE:	Non-Code
TANK MATERIAL:	Aluminum
LINED TANK:	Available Option

Daily and Monthly Average and Peak Activity and Volumes

		Daily	Daily	Monthly	Monthly
Activity / Item	Unit of Measure	AVG	Peak	AVG	Peak
# of Deliveries Received	Trucks	5.75	12	125	176
Peak Hours	Weekday Hours	5AM to 7AM and 11AM to 1PM Monday to Friday			
Average Size of Delivery	Gallons per Truckload	4,800	5,208	4,800	4,432
Received Quantity	US Gallons	27,600	62,500	600,000	780,000
Quantity Discharged to HRSD	US Gallons	26,220	59,375	570,000	741,000
Quantity Transferred to Composter	US Gallons (equivalent)	1,380	3,125	30,000	39,000
		Daily	Daily	Monthly	Monthly
Activity / Item	Unit of Measure	AVG	Peak	AVG	Peak
Average Size of Delivery	US Tons per Truckload	20.0	21.7	20.0	18.5
Received Quantity	US Tons	115.2	260.8	2,503.7	3,254.8
Quantity Discharged to HRSD	US Tons (equivalent)	109.4	247.8	2,378.5	3,092.1
Quantity Transferred to Composter	US Tons	5.8	40.0	125.2	162.7
		Daily	Daily	Monthly	Monthly
Activity / Item	Unit of Measure	AVG	Peak	AVG	Peak
Average Size of Delivery	FT3 per Truckload	641.7	696.3	641.7	592.4
Received Quantity	FT3	3,689.6	8,355.1	80,208.6	104,271.2
Quantity Discharged to HRSD	FT3	3,505.1	7,937.3	76,198.2	99,057.6
Quantity Transferred to Composter	FT3 (equivalent)	184.5	417.8	4,010.4	5,213.6

Dewatered solids will be transferred to Composter: McGill Compost in Waverly, VA



McGill Compost
5056 Beef Steak Rd
Waverly, VA 23890

Sean C. Fallon

Director of Business Development

McGill Environmental Systems

(M) 919.406.4270

(O) 919.362.1161

www.mcgillcompost.com



**GreaseOutlet has worked with Sean Fallon and disposing of waste materials
with McGill Compost for over five years.**

Equipment utilized to transport Dewatered solids to McGill Compost



Stated Capacity

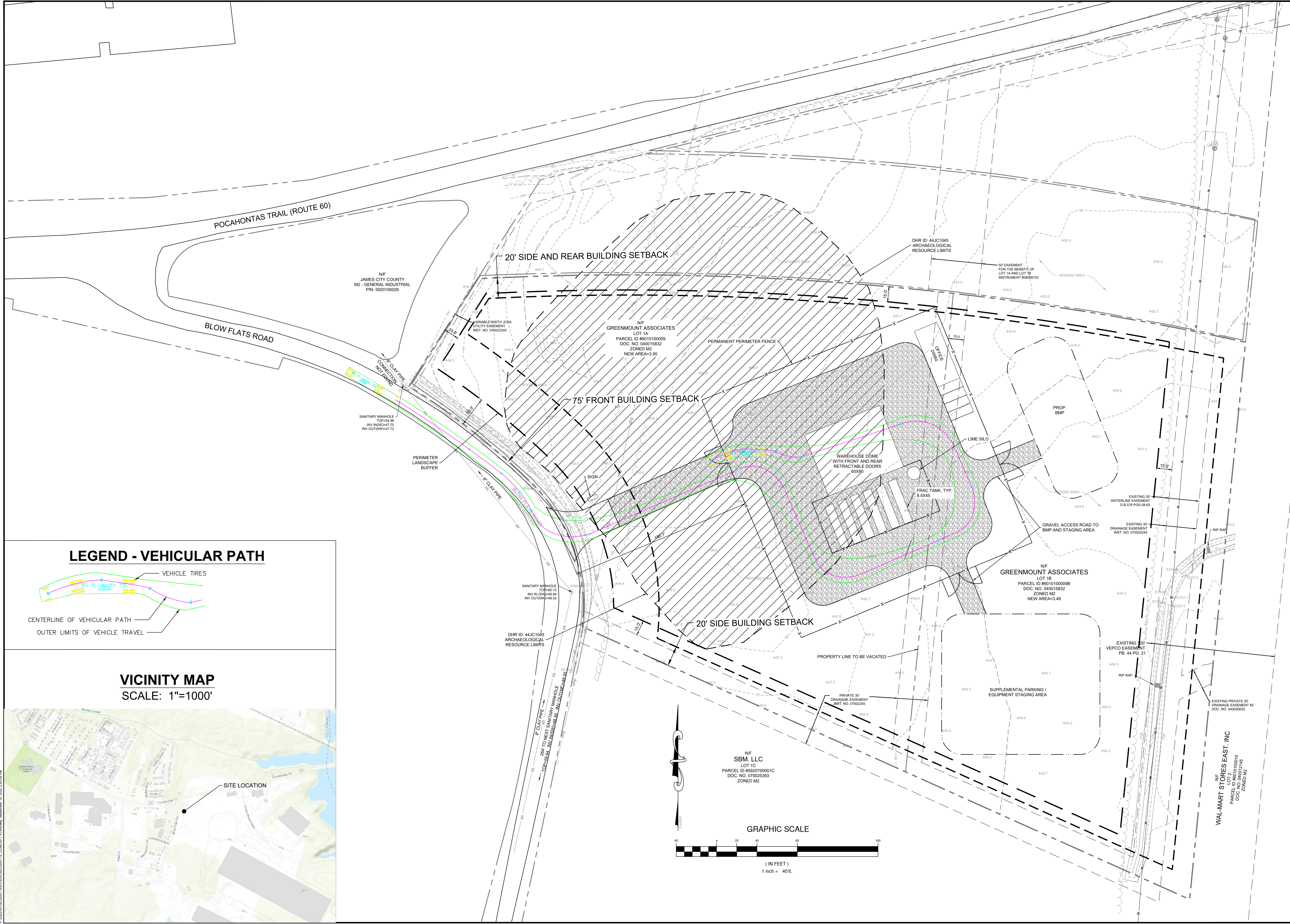
Up to 25 tons (50,000 lbs)
of dewatered solids

Length

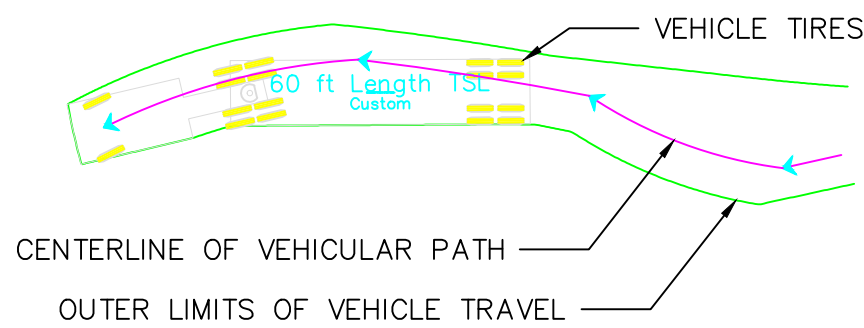
40 feet total

GVWR:

~80,000 LBS



LEGEND - VEHICULAR PATH



VICINITY MAP
SCALE: 1"=1000'



Draper Aden Associates
Engineering • Surveying • Environmental Services

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Fayetteville, NC 28404
757-599-9800 Fax: 757-599-3884
www.daa.com

• Raleigh, NC
• Fayetteville, NC
• Richmond, VA
• Blacksburg, VA
• Charlottesville, VA
• Northern Virginia
• Virginia Beach, VA

SPECIAL USE PERMIT - CONCEPT PLAN
GREASE OUTLET - POCAHONTAS
9201/9225 POCAHONTAS TRAIL
WILLIAMSBURG, VA 23185
JAMES CITY COUNTY, VA

REVISIONS	
DESIGNED BY:	TSL
DRAWN BY:	TSL
CHECKED BY:	MCH
SCALE:	1"=40'
DATE:	SEPTEMBER 13, 2022
PROJECT NUMBER:	2200115
SUP-1	

GreaseOutlet.com, LLC

Dewatering Facility

Standard Operating Procedures Manual

Revision –May 12, 2017

Site:

201 Walker St.

Raleigh, NC 27603

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Offloading	DW300
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<u>SOPs - Shutdown</u>	DW500
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City of Raleigh Pretreatment Permit	
NCDEQ Firm Permit	
NCDEQ SDTF Permit	

Overall Purpose and Objectives

GreaseOutlet.com, LLC operates a modern grease trap dewatering facility. The facility will provide a convenient, economical and environmentally responsible disposal option for liquid waste materials. Primarily the facility will dewater grease trap waste collected within North Carolina. It will increase FOG compliance by making it easier for trap waste to be properly disposed of and by making it convenient for trap owners to properly service their traps.

The facility will accept and temporarily store restaurant grease trap waste from legally licensed trap waste pumping companies that have been pre-accepted by GreaseOutlet. GreaseOutlet will separate the waste into two components through a process of polymer dewatering utilizing gravity filtration containers. GreaseOutlet will at predetermined intervals and when sufficient quantity is available, dewater the grease trap waste, in accordance with NC DEQ regulations.

The dewatering process creates two by-products: the solids, which are a nutrient rich “filter cake” that will be recycled through offsite third party composting, (Letter of acceptance attached), and the filtered water, or “filtrate,” which will be discharged to the local sewer system of Raleigh, NC. (Permit attached)

GreaseOutlet’s facility is located at:

201 Walker Street, Raleigh, North Carolina 27603

Spill Prevention and Containment

SOP –DW100 PREVENTION

Spills will be prevented by draining, capping or plugging all transfer hoses. Transfer hoses will be hung up on posts or walls to prevent leakage. All valves will be closed and fittings capped when not in use.

SOP - DW150 SPILL CONTAINMENT

Minor spills are defined as ones which are contained within the operational containment of the Receiving Pad (RP) area and directed into the Receiving Tank (RT). The RP is a concrete berm area directly in front of the Receiving Tank (RT). The RT has a containment capacity of 6000 gallons, and is equipped with automatic high level alarm. Any liquid contained on the RP can be washed or squeegeed into the RT for processing. The RP area is equipped with hot water for wash down of equipment and concrete.

A major spill is defined as one where more than fifteen gallons of any waste is spilled. Absorbent material of sufficient quantity will be stored onsite and Labeled Major Spill Kit. Products such as Absorb-dry, sand, or wood shavings etc., will be used to contain the spill until pump trucks can be brought in to vacuum up the waste. Hydrated lime will be applied to spill area to address any possible odor or pathogens.

GreaseOutlet will immediately notify the appropriate state and local authorities as listed on emergency call sheet. (Attached)

Receiving

SOP –DW200 INBOUND LOADS

All incoming loads will be recorded on pre-printed manifest, inspected, and sampled if necessary.

Accepting Waste

The only access to the facility is through a locked gate on Walker Street. Trucks loaded with grease trap waste will enter through this gate. Only trucks that are fully compliant with all state and local regulations will be permitted access and a contract with GreaseOutlet (GO) must be in place prior to off-loading. Every load accepted at the facility will be manifested. A (GO) dewatering operator will be available when loads are delivered. (GO) Operator will determine available capacity to accept for the day by reviewing prior Daily Inventory Report (DIR1) and visually inspecting Storage Tank 1,2,3,4 levels. (ST1, ST2, ST3, ST4)

1. Accept the delivery.
 - a. Park delivery truck in the marked Receiving Pad (RP), in front of the Receiving Tank (RT).
 - b. Visually inspect the load and take sample if necessary.
 - c. Enter load information from truck bill of lading to the Customer Manifest (CM1) and Daily Inventory Report (DIR1).
 - d. (GO)Dewatering Operator will inspect RT to insure sufficient storage capacity.

SOP- DW300 OFFLOADING

2. Connect hose between delivery truck and PortaLogic (PL).
 - a. GO Operator will off load truck into the PL by connecting the truck discharge hose to the 6” or 4” camlock connection on the PL.
 - b. PL is positioned for Gravity Offloading of most delivery trucks. Driver may use truck vacuum pump to facilitate truck cleanout.
3. Begin offloading.
 - a. Enter Customer information into PL to open internal valve and allow discharge from delivery truck.
 - b. Open valve on back of truck to allow waste to begin flowing into PL.

- c. Waste will flow through the PL into the primary screener, (SC).
 - d. Visually verify waste is flowing into SC.
 - e. Go Operator will use hand rake to clear debris from screener as waste is flowing through SC. Debris will be deposited into sealed hopper for draining and disposal.
 - f. Waste will flow through screener SC into the in-ground receiving tank RT.
4. Stop Offloading.
- a. When truck is empty, close valve on truck.
 - b. Disconnect hose at the truck and manually drain hose into the PL.
 - c. Hang up hose on hook located adjacent to PL.
 - d. **If load is unacceptable:**
 - 1. Connect hose from Receiving Area Pump discharge manifold (RAPDM) to the delivery truck.
 - 2. Verify valves UL1, UL2, UL3 are in open position from RAP to delivery truck.
 - 3. Turn on RAP and reload delivery truck.
 - 4. Additional cleaning may be necessary of RT, SC and PL.
 - e. If load is acceptable offloading is complete.
 - f. **Record delivery by driver signature** on Customer Manifest. (CM1) and record data on Daily Inventory Report (DIR1), through the PL driver interface screen.

SOP- DW350 STORAGE

Once the load has been unloaded into the Receiving Tank (RT) and accepted, it will be transferred into one of four 21,000 gallon Storage Tanks (ST1, ST2, ST3, ST4) for later processing.

5. Begin Transfer of waste from RT to ST1, ST, ST3 or ST4.
- a. Visually confirm the available storage capacity in each Storage Tank. (ST1, ST2, ST3, ST4)
 - 1. GO Operator will climb stairs to check waste level in each tank.
 - b. Open appropriate Storage Tank valve on the Receiving Area Pump discharge manifold (RAPDM). Valves STV1, STV2, STV3, STV4
 - 1. Verify other storage tank valves are closed on (RAPDM) STV1, STV2, STV3, STV4.

- c. Turn on Receiving Area Pump (RAP) at control panel.
 - d. Verify RAP operation and waste is flowing into correct ST.
6. Stop Transfer of waste from RT to ST1, ST2, ST3 or ST4.
- a. When RT is empty, turn off RAP at control panel.
 - b. Close all valves on RAPDM (STV1, STV2, STV3, STV4).
 - c. Open drain valve on RAPDM. (DV2)
 - d. Climb onto appropriate ST, verify waste level.
 - e. Record transfer data on Daily Inventory Report (DIR1).

Dewatering

SOP – DW400 DEWATERING

Waste can be dewatered at any time, and in any weather. The number of gallons that can be dewatered at any one time is dependent on the percent of solids in the waste being dewatered. At three to four percent solids, (which is typical for regularly maintained grease traps) we expect to be able to dewater approximately 30-40,000 gallons per 30 yd. filter box.

The GO Operator will process as much material in one run as is possible. The gross daily volume will vary slightly based on such factors as the percent Total Solids in the storage tanks and other characteristics specific to a given batch processed. Once the GO Operator has processed an adequate volume of grease trap waste (as determined by loading of solids into the unit) another Dewatering Box can be filled or the dewatering completed for the day.

- 7. Determine if dewatering is needed.
 - a. Monitor total volume of waste on hand in Storage Tanks (ST1, ST2, ST3, ST4).
 - b. When trap waste exceeds 30,000 gallons, a batch is ready to be processed.
- 8. Set up equipment
 - a. All steps performed by trained GO Operator.
 - b. Turn on the corresponding Storage Tank Mixer Pump (STMP1-4) in each Storage Tank (ST1-ST4) that contains material to be dewatered.
 - 1. Connect 3” hose from the Filtration Box Inlet Valve (FBIV) to the Filtration Box (FB) inlet port.
 - c. On the Polymer Injection Unit (PIU) located in Dewatering Area (DA), open water Hydrant valve (WHV).

- d. Connect ¾" Suction Hose (PSH) from the storage container of Neat Polymer to the suction side of the Neat Polymer Chemical Pump (PP1) of the Polymer Injection Unit (PIU).
 - e. Connect 3" hose from the Filtration Box Drain Ports (FBDP) to the Effluent Tank Discharge Drain. (ETDD)
 - f. **IMPORTANT:** Check to make sure all hoses are attached and connected properly, and the Filtration Box (FB) back door is secure. Determine that all necessary power is turned on, the water is on, the Storage Tank Mixer Pump (STMP1-4) in the Storage Tank (ST1-ST4) being utilized is on, and then do a general safety inspection of entire area.
 - g. Open Storage Tank Drain Valve (STDV1, STDV2, STDV3, STDV4), on the appropriate Storage Tank (ST1-ST4) on the Sludge Feed Line (SFL) from which the wastewater is to be dewatered.
 - h. Turn on the switch that controls the Polymer Injection Unit (PIU). Make sure the water flow is adequate and the Neat Polymer Chemical Pump (PP1) is operational.
 - i. (If needed) Open the valve on the Flow Divider Recirculation Valve (FDRV) to the dewatering return line (DRL) to discharge the first approximately 100 gallons pumped into the RT, to certify good flocculation of sludge.
 - j. Turn on and set speed control on the Variable Speed Drive Controller on the 4" Sludge Dewatering Pump (SDP4). Sludge should be flowing at this time.
 - k. Verify flow of waste to RT and determine quality of flocculation. This is a judgement call on operator and improves with experience.
 - l. When quality of floc in wastewater is sufficient, open valve (FBIV) to Filtration Box (FB) and Close valve FDRV.
9. Continue Dewatering

The dewatering operation will continue until the Filtration Box (FB) is full, or the Storage Tank (ST1-4) are empty. During this period, the GO Operator will monitor the quality of the floc, and make minor adjustments to the speed of flow, dilution water, or the speed and volume of the neat polymer.

SOP – DW500 SHUTDOWN

When the GO Operator has determined dewatering operations are complete, the GO Operator will complete the checklist for shutdown and cleanup. Hoses will be capped,

valves and electrical switches will be secure. Freeze protection will be initiated, weather dependent.

GO Operator will notify management that Filtration Box is full and ready for disposal.

The operator will leave site ready to begin processing the next batch.

10. Shutdown

- a. Turn off the switch to the Polymer Injection Unit (PIU), leaving the water on to flush out the lines.
- b. Close tank valve (STDV1-STDV4), on the Storage Tank (ST1-ST4) being utilized, and secure.
- c. Visually check clean water has cleared all hoses into Filtration box (FB).
- e. Turn off the 4" Sludge Dewatering Pump (SDP4).
- f. Turn off the water that feeds the Polymer Injection Unit (PIU).
- g. Disconnect the 3" hose from the inlet of the Filtration Box (FB), cap it and place on storage hook.
- h. After the flow of effluent from the Filtration Box (FB) into the Effluent Tank Discharge Drain (ETDD) has stopped, disconnect the 3" hoses from the FB drain ports and secure dust caps to ports. The Filtration Box is then ready to be transported for disposal.
- j. The operator will complete an area and equipment cleanup. All wastewater and materials will be contained. Clear all hoses, Secure all tanks, valves, and electrical panel. Plug in heat tape and drain pumps if necessary.
- k. The operator is now ready to begin processing the next batch.

SOP- DW 600 Cleanup

11. The operator should wash down Receiving Pad (RP) and spray with deodorizer if needed. All equipment should be inspected for leaks. All valves should be closed position.
12. Removal and Cleaning of Filtration Box
 - a. Once the box has stopped draining, it can be transported to the local compost facility and the filter cake disposed of.
 - b. If necessary, Screens of the filtration box should be cleaned thoroughly when returned with pressure washer and hot water if available prior to the next batch being run.

SOP-DW650 Removal and Disposal of Dewatered Solids

GreaseOutlet will transport the roll-off filtration box to an approved permitted compost facility for disposal of the filter cake. See attached authorization for details.

SOP-DW700 Environmental Controls BMP

1. Hinsilblon odor control system. This is a motorized vapor phase system, that will point source neutralize strong odor events and reduce chances of stray odor escape from site.
2. Constructed Biofilter. This is a negative pressure air scrubbing system that continually replaces the air in the Storage Tanks (ST1-ST4) for control of evident odors through a natural organic filter media contained in a specified area.
Biofilter maintenance should be minimal and media should last several years.

Polymer Mixing Chamber

A custom stainless steel chamber with baffle walls on the inside, flanged couplings on the waste pipes, and one 1" coupling with a check valve for polymer hose hook up.

Polymer Injection System

Includes inline mixing equipment for Polymer and Water. The Polymer Injection Pump (PP1) controls a measured amount of neat polymer.

Sludge Dewatering Pump

This is a 4" Hose Pump, SDP4, variable speed electric pump. This is the main pump used for the dewatering operation.

Effluent Tank

An in ground pre-cast concrete tank that can hold up to 4000 gallons designed to receive filtered water directly from the filtration box (ET).

DeTainer™ Filtration Box

This is a steel or stainless steel container with stainless steel false walls and floors that have expanded metal under a fine screen to allow the solids to be retained in the container and wastewater drains through the fine screen and out the bottom of the container to be contained and treated. The solids retained in the box are transported off-site for disposal or composting by truck. This is a commercially manufactured unit that has been on the market for nearly a decade. (FB)

Self Priming Pump

A 2" electric pump capable of 50gpm at 75 feet of head.

Storage Tanks

Steel frac tanks, 20-21,000 barrel capacities are utilized to store incoming grease trap waste (ST1, ST2, ST3, ST4)

Storage Tank Mixer Pump

One 10 hp (or equivalent) electrically powered agi-pumps used to mix and agitate the material in the Storage Tank. A manual on/off control is mounted on the top platform of each tank. (STMP1, STMP2, STMP3, STMP4)

Ball Valves

The ball valves used throughout this facility are schedule 40 pvc.
NEED TO UPDATE THIS WITH THE VALVE NAME AND LOCATION,

SOP-DW900

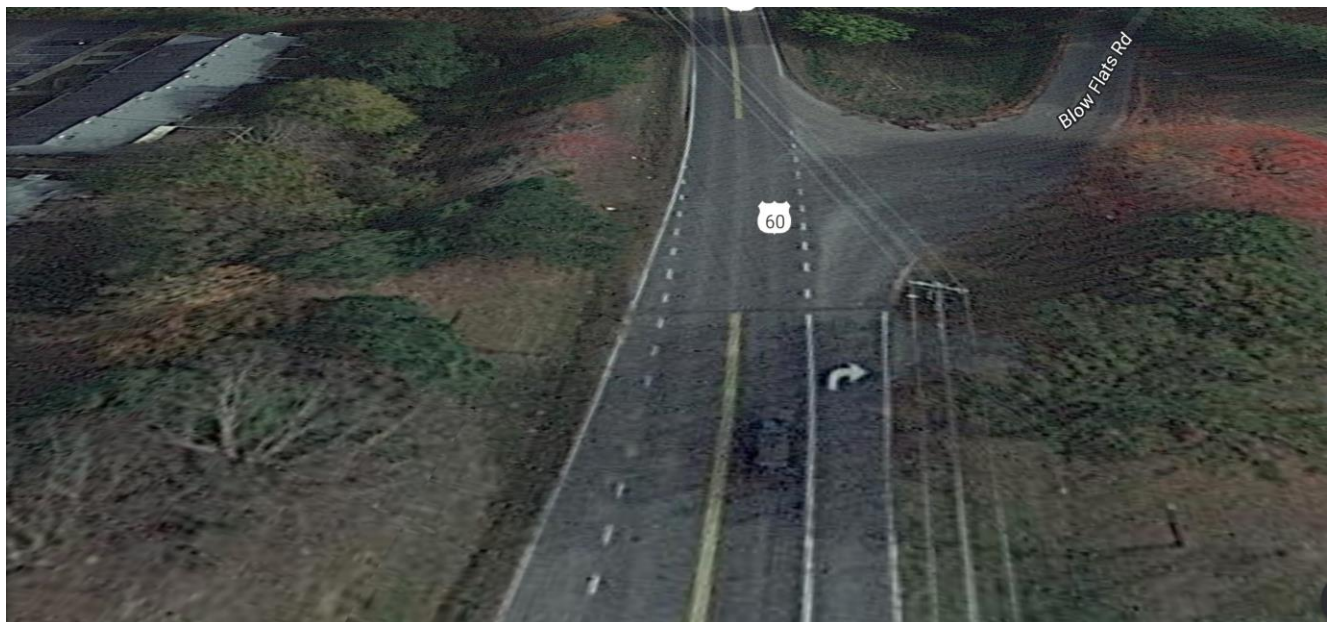
Emergency Contact List

Fire/ Ambulance/ Police	911
North Carolina DEQ	910-433-3352
GreaseOutlet.com LLC	
Joe VanSchaick	910-990-2926 cell

Existing Conditions (courtesy of Google Earth)



Intersection of Blow Flats Road and Pocahontas from the East (from Newport News)



Intersection of Blow Flats Road and Pocahontas Trail from the West (from Williamsburg)



Truck navigating a left turn from Pocahontas Trail onto Blow Flats Road (east from Newport News)



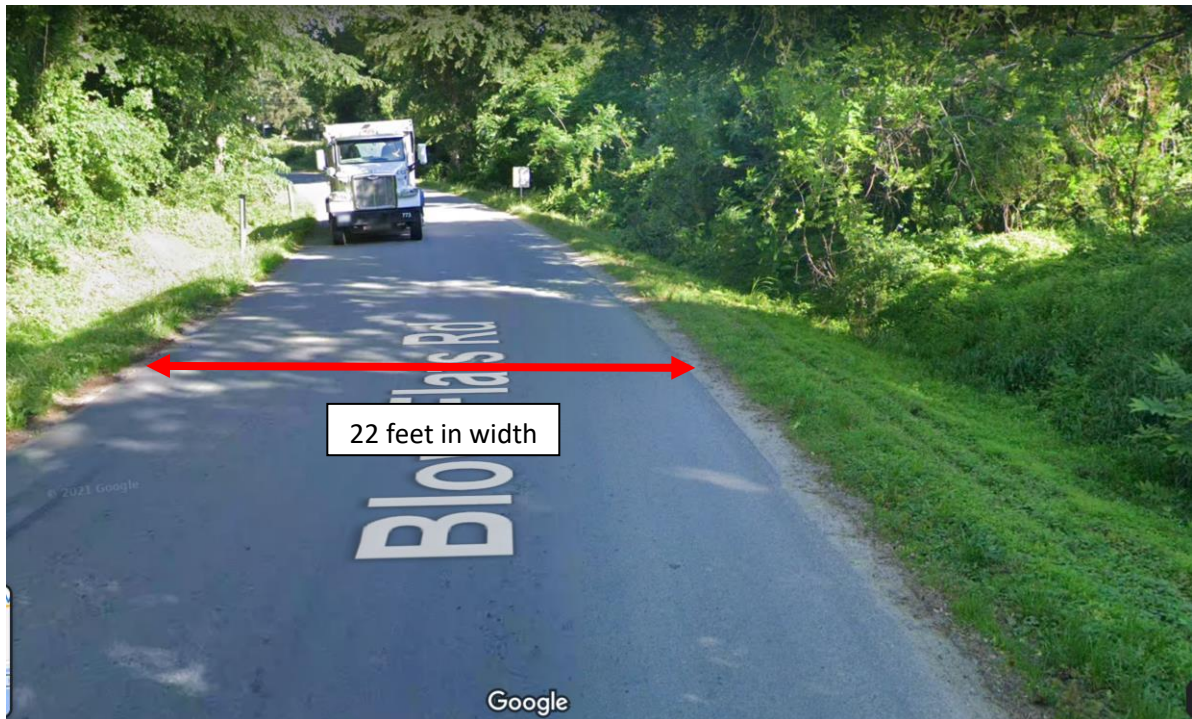
Truck turning onto Blow Flats Road from Pocahontas Trail (from the east, Newport News)



Blow Flats Road from an aerial view



Blow Flats Road looking away from Pocahontas Trail (Rt. 60)



Blow Flats Road looking towards Pocahontas Trail (Rt. 60)



Trucks traveling down Blow Flats Road away from Pocahontas Trail (Rt. 60)

ITEM SUMMARY

DATE: 10/5/2022

TO: The Planning Commission

FROM: John Risinger, Senior Planner

SUBJECT: SUP-22-0015. 7294 & 7296 Richmond Rd. Pivot Energy Solar Project

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Deferral Request	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	9/28/2022 - 4:38 PM
Planning Commission	Holt, Paul	Approved	9/28/2022 - 4:38 PM
Publication Management	Pobiak, Amanda	Approved	9/28/2022 - 4:56 PM
Planning Commission	Holt, Paul	Approved	9/29/2022 - 7:32 AM

**SPECIAL USE PERMIT-22-0015. 7294 and 7296 Richmond Road Pivot Energy Solar Project
Staff Report for the October 5, 2022, Planning Commission Public Hearing**

SUMMARY FACTS

Applicant:	Mr. Buzz Becker, Pivot Energy, Inc.
Landowners:	D & S Chong, LLC Dae Ik and Susan Chong
Proposal:	Development and construction of solar panel facility for electrical power generation, storage, transmission, and associated activities
Locations:	7294 Richmond Road 7296 Richmond Road
Tax Map/Parcel Nos.:	2410100004 2320100025
Project Acreage:	± 53.840
Zoning:	A-1, General Agricultural
Comprehensive Plan:	Economic Opportunity
Primary Service Area: (PSA)	Outside
Staff Contact:	John Risinger, Senior Planner

PUBLIC HEARING DATES

Planning Commission:	September 7, 2022, 6:00 p.m. October 5, 2022, 6:00 p.m. November 2, 2022, 6:00 p.m. (Tentative)
Board of Supervisors:	December 13, 2022, 5:00 p.m. (Tentative)

POSTPONEMENT REQUEST

The applicant has requested a deferral of this case until the November 2, 2022, Planning Commission Meeting (see Attachment No. 1). The applicant has requested the additional time so that an application to withdraw acreage from the Hill Pleasant Farm Agricultural and Forestal District can be submitted and reviewed concurrently with the Special Use Permit application. Staff concurs with the request for deferral and recommends the Planning Commission defer this application to its November 2, 2022, Regular Meeting.

JR/ap
SUP22-15RichRdPESPDfr

Attachments:
1. Deferral Request

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.

September 27, 2022

James City County
Paul Holt, Director of Community Development
101 Mounts Bay Road
Building A
Williamsburg, VA 23187

Dear Mr. Holt,

Please let this letter serve as a formal request for the Planning Commission to defer consideration of SUP-22-0015 until their November meeting.

Sincerely,



Buzz Becker | Director, Project Development
bbecker@pivotenergy.net
918.346.9542

ITEM SUMMARY

DATE: 10/5/2022

TO: The Planning Commission

FROM: Tammy Mayer Rosario, Assistant Director of Community Development

SUBJECT: Update on the Natural and Cultural Assets Plan

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	1. James City County Natural and Cultural Assets Plan	Backup Material
☐	2. Presentation	Presentation

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	9/28/2022 - 2:15 PM
Planning Commission	Holt, Paul	Approved	9/28/2022 - 2:15 PM
Publication Management	Pobiak, Amanda	Approved	9/28/2022 - 2:31 PM
Planning Commission	Holt, Paul	Approved	9/28/2022 - 2:52 PM

MEMORANDUM

DATE: October 5, 2022

TO: The Planning Commission

FROM: Tammy Mayer Rosario, Assistant Director of Community Development

SUBJECT: Update on the Natural and Cultural Assets Plan

Over the past year, James City County, its consultant Ms. Karen Firehock of GIC, Inc., and the Natural and Cultural Assets Mapping Committee (NaCAMC) have been developing a Natural and Cultural Assets Plan to conserve and protect the County's natural and cultural resources. This effort was in response to community priorities established during the Engage 2045 Comprehensive Plan update process and fulfills an operational initiative from the 2035 Strategic Plan as well as an action from the 2045 Comprehensive Plan.

Process

As shared with the Planning Commission in previous updates, the Natural and Cultural Assets planning effort involved a multi-stage process of first modeling and mapping the County's natural and cultural resources, then assessing the potential risks to these resources, and finally identifying opportunities to conserve, protect, or restore them. The plan highlights the County's highest valued intact landscapes and the connections needed to sustain them. It contains strategies that will allow the County to achieve multiple objectives in environmental and flood protection, recreation, community character, and economic development. In addition, staff will be able to use information from the plan for stormwater projects, parks and open space planning, purchase of development rights and greenspace efforts, transportation plans, tourism and marketing efforts, and other County priorities.

Key to this effort was the NaCAMC, a citizen advisory committee appointed by the Board of Supervisors in October 2021. Members included Bruce Abbott, Mary Bressler, Jay Everson, Adrienne Frank, Ryann Greifenberger, Alain Outlaw, and Matthew Woolsey. Also instrumental was the Technical Advisory Committee (TAC), comprised of County staff from various divisions responsible for stewarding the County's natural and cultural resources: Planning, Zoning, Geographic Information Systems (GIS), Stormwater and Resource Protection, Parks & Recreation, and General Services.

Public outreach extended beyond the input received as part of Engage 2045 Comprehensive Plan to include separate engagement opportunities keyed to milestones in the process. In February, an online survey and two in-person survey stations at the James City County Recreation Center and James City County Library elicited more than 150 comments regarding the assets maps and the overall effort. In June, a community open house held at the James City County Recreation Center, paired with an online survey and information portal, offered opportunities for citizens to view a presentation on the project and comment on the draft strategies. More than 100 citizens participated in the open house and online survey. In addition to the committee's publicity efforts, staff and the consultant created a project website, participated in two podcasts, and created advertisements and newsletters. Summaries of the public input were shared with the committees and are included the plan.

Plan Highlights

Through the modeling work, committee contributions, and public input, the Natural and Cultural Assets Plan contains a wealth of information highly specific to James City County's local conditions and priorities.

Included from the mapping stage are **six asset maps** that will also be available as GIS shapefiles:

- Habitat Cores and Corridors
- Agriculture Assets
- Forestry Assets
- Heritage and Culture Assets
- Recreation Assets
- Water Assets

Accompanying these assets maps is a **cumulative risk assessment** that highlights the potential impact from impaired waters, rising water levels, storm surge, utility-scale solar development, and development. Risks were evaluated to the year 2060 to provide a long-term look into the future. Some risks may turn out to be less than projected, while others may be more severe. This tool allows staff and property owners alike to see where some actions may be needed sooner to change or adapt to the potential risk.

The plan provides four overarching goals to support conserving the County's natural and cultural assets, along with objectives and recommendations for implementing the plan:

- **Goal 1:** Conserve and protect highest valued natural habitat cores and connecting corridors to support wildlife, trails and greenways, scenic vistas, and cultural and recreational values.
- **Goal 2:** Conserve and protect high-value agricultural soils and historic farms to support the agricultural economy and continue the County's agrarian heritage.
- **Goal 3:** Facilitate voluntary planting projects to extend the width of vegetated buffers, to serve as wildlife corridors along the County's waterways and to protect water quality.
- **Goal 4:** Promote biodiverse landscapes to improve habitats within the built environment.

The maps and data from this plan can be used to support both the County's everyday planning and long-range goals, as well as numerous objectives within the new Comprehensive Plan. Landowners and residents can use the maps and strategies to inform plans for yards, farms, neighborhood open spaces, and economic opportunities, such as developing new agritourism sites.

Please note that in order to save resources, this is an unformatted version of the plan. Following final discussion with the Board of Supervisors, a fully formatted version will be prepared for publication. Because this is a report sized at 8.5 x 11 inches, not all place names can be included in the print version; however, larger format views of the maps are available at <https://www.jamescitycountyva.gov/3862/Share-Your-Ideas>.

Conclusion

The James City County Natural and Cultural Assets Plan is attached for the Planning Commission's reference. The County's consultant, Ms. Karen Firehock, made a brief presentation on the plan to the Board of Supervisors on September 27, 2022, and will make a similar presentation to the Planning Commission this evening for information. The study is tentatively scheduled for the Board of Supervisors' formal consideration later in October.

TMR/ap

UpdNatCAPIn-mem

Attachments:

1. James City County Natural and Cultural Assets Plan
2. Presentation

Strategies for Conserving James City County's Natural and Cultural Assets

October 2022



Prepared for James City County by GIC Inc.



Thanks to the Natural and Cultural Assets Mapping Committee, elected and appointed officials, County staff and the citizens of James City County who all contributed to bringing this plan to fruition to protect and restore the County's natural and cultural assets for generations to come.

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I. Executive Summary

This plan showcases the natural and cultural assets of James City County, Virginia, and establishes strategies to conserve or restore them. It is the result of community priorities established during the recent update of the County's Comprehensive Plan. Prioritizing the protection of natural lands and open spaces was the most highly ranked and supported objective across all three rounds of community engagement during the County's public input process called "Engage 2045." In addition to implementing an action in the 2045 Comprehensive Plan, this plan also fulfills an operational initiative in the 2035 Strategic Plan.

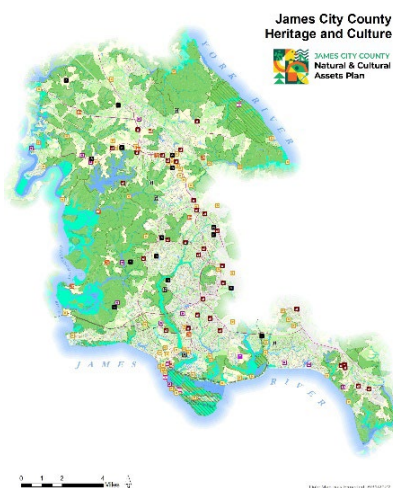
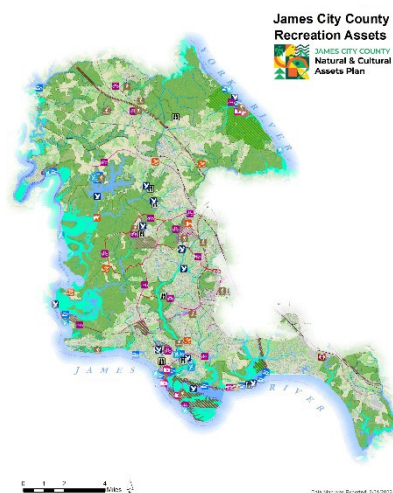
Natural Assets are the landscape elements that provide healthy surroundings, recreational opportunities, clean water, and food for people and wildlife. These natural assets include forests, waterways, wetlands, agricultural soils, and other natural resources. **Cultural Assets** are the landscape elements that people value, such as parks, boat landings, trails, historic or archaeological sites, or scenic roads with outstanding vistas. Natural assets support cultural assets by providing scenic backdrops to historic sites, buffering them from storms, or providing settings in which to enjoy them, such as the trails through Freedom Park that allow users to access recreated cabins of a free Black community, one of the County's premier historic sites.

This project created a model showing the County's highest valued intact landscapes. These intact areas are called *habitat cores*, which are connected by *corridors* and *patches* of land that act as steppingstones. When landscapes are connected, wildlife can move across them, ensuring their ability to obtain food, find shelter, and maintain a diverse gene pool for healthy populations. Pollinators – which help sustain our food supplies and flowers – also need habitat to carry out their critical functions.

These connections not only benefit wildlife; people also need a connected landscape to allow for recreation, adventure, and alternate routes, such as using trails to walk to school. Connected landscapes help maintain the character of James City County by weaving together its natural and cultural assets, providing a scenic backdrop and a buffer against disturbance, pollution, or environmental degradation.

The work to model and map the County began in August 2021 and was led by a team from the Green Infrastructure Center (GIC Inc.), a Virginia-based nonprofit that also coordinated the community engagement process with County staff. A Board of Supervisors-appointed advisory committee provided data, map review and insights throughout the process and hosted public meetings and surveys to elicit additional ideas and support. The advisory committee also reviewed and edited the plan's strategies, which support conservation, promotion, and restoration of the County's natural and cultural assets.

Assets were mapped using satellite imagery, existing datasets and community knowledge. Knowing the location and extent of these assets will allow the County to take them into account when making decisions about growth and land development, sustaining the County's agriculture, planning for outdoor recreation and community health, and promoting tourism and economic development. Consultants mapped the County's intact habitats, outdoor public recreation, agricultural soils, water, and heritage and cultural resources. Full-page maps are depicted later in this report and are shown at smaller scales below.



NATURAL AND CULTURAL ASSET MAPS

A series of maps were created to depict the County's natural and cultural assets. These maps are shown larger on pages following. Data for the maps comes from national, state and County sources as well as information from citizens such as significant historical sites or favorite places to catch a scenic view or to take a nature walk.

Online and in person surveys allowed citizens to map their special places and community surveys and workshops provided a chance to suggest strategies to conserve or expand these resources. The County-appointed Natural and Cultural Asset Mapping Committee also provided insights, review and strategies to develop the final maps and plan.

A risk assessment was also conducted to highlight areas that may be at risk from such natural impacts as storms and fires, or from such human impacts as roads, housing developments, or large utility projects. The risk map can be used to inform decisions about where actions may be needed, or extra care should be taken when planning for future growth in those areas.

Goals

There are four overarching goals to support conserving the County's natural and cultural assets, along with implementation objectives and recommended implementation steps described later in this plan:

Goal 1: *Conserve and protect highest valued natural habitat cores and connecting corridors to support wildlife, trails and greenways, scenic vistas, and cultural and recreational values.*

Goal 2: *Conserve and protect high-value agricultural soils and historic farms to support the agricultural economy and continue the County's agrarian heritage.*

Goal 3: *Facilitate voluntary planting projects to extend the width of vegetated buffers, to serve as wildlife corridors along the County's waterways and to protect water quality.*

Goal 4: *Promote biodiverse landscapes to improve habitats within the built environment.*

The maps and data from this plan can be used to support both the County's everyday planning and long-range goals, as well as numerous objectives within the new Comprehensive Plan. Landowners and residents can use the maps and strategies to inform plans for yards, farms, neighborhood open spaces, and economic opportunities, such as developing new agritourism sites.

Fast facts about James City County's Natural and Cultural Assets

County **total area**: 92,160 acres, or 144mi²

Area in **water and wetland**: 12,800 acres, or 20 mi²

Area of **habitat cores**: 44,088 acres (68.75 mi²)

Area of cores that contain **known cultural resources**: 4,710 acres, or 27.3 mi²

Area of cores with the **highest value** ranking (top 5th): 25,336 acres, or 39.5 mi²

Area of cores that contain a **Surface Water Protection Zone**: 3,619 acres, or 5.65 mi²

Area of wetlands: 10,987 acres*, or 17.2 mi²

Area of **prime agricultural soils** on open lands (highest crop value) soils*: 6,427 acres, or 10 mi²

Miles of **streams**: 550

Miles of streams that **flow within a habitat core**: 397

Number of historic and cultural points identified: 140

Number of cores that **contain or support a cultural or recreational resource** (the resource is within the core or within 0.1 mile): 59 of 60

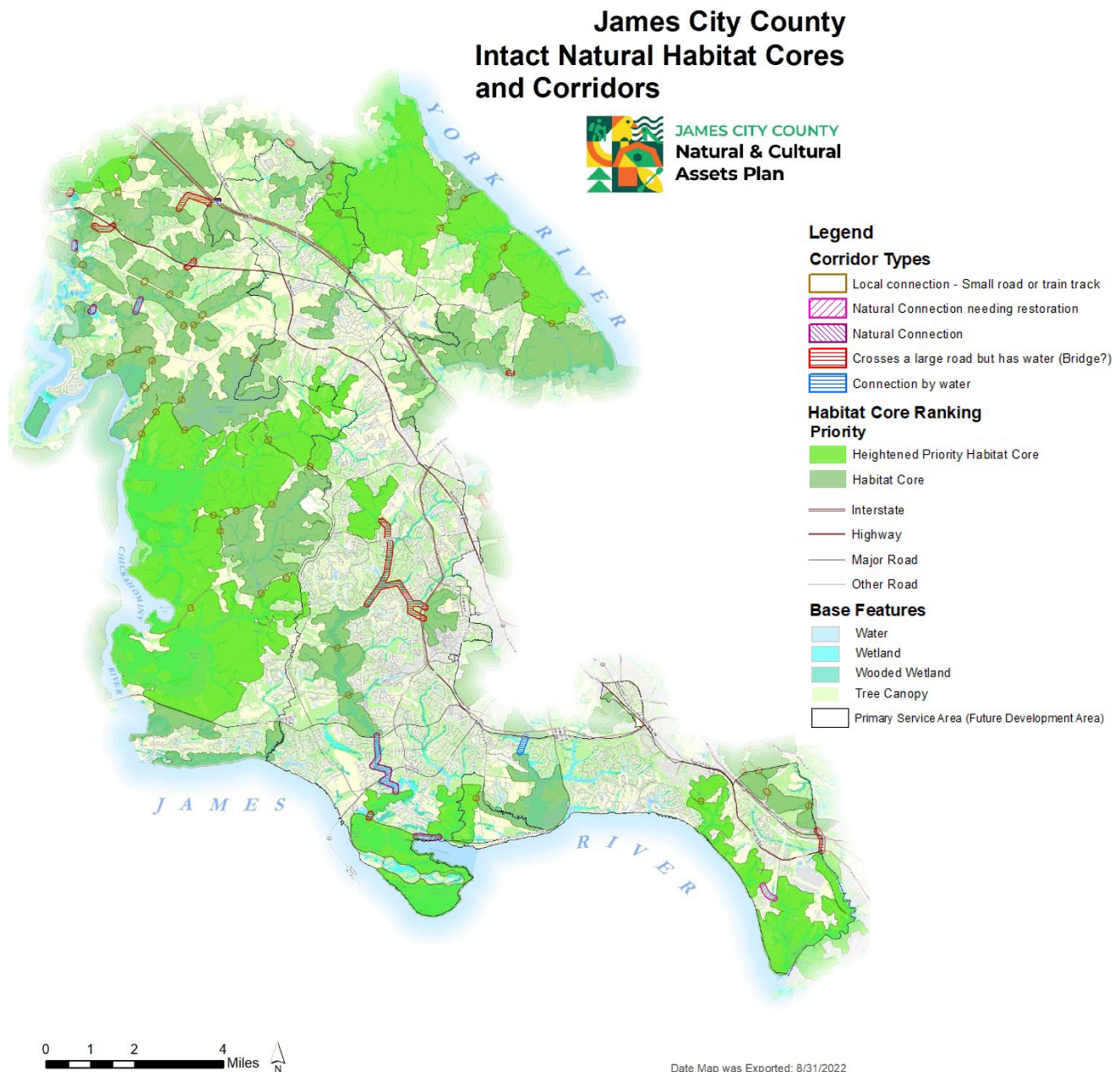
Number of cores with **rare species**: All 60

*Data that come from the National Wetlands Inventory can underestimate wetland extent, especially wooded wetlands, which may not be easily seen from satellites.

Maps

The primary maps created from the data can be seen in larger format on the County's website at: <https://jamecitycountyva.gov/3856/Natural-Cultural-Assets-Plan>.

Natural Habitat Cores and Corridors



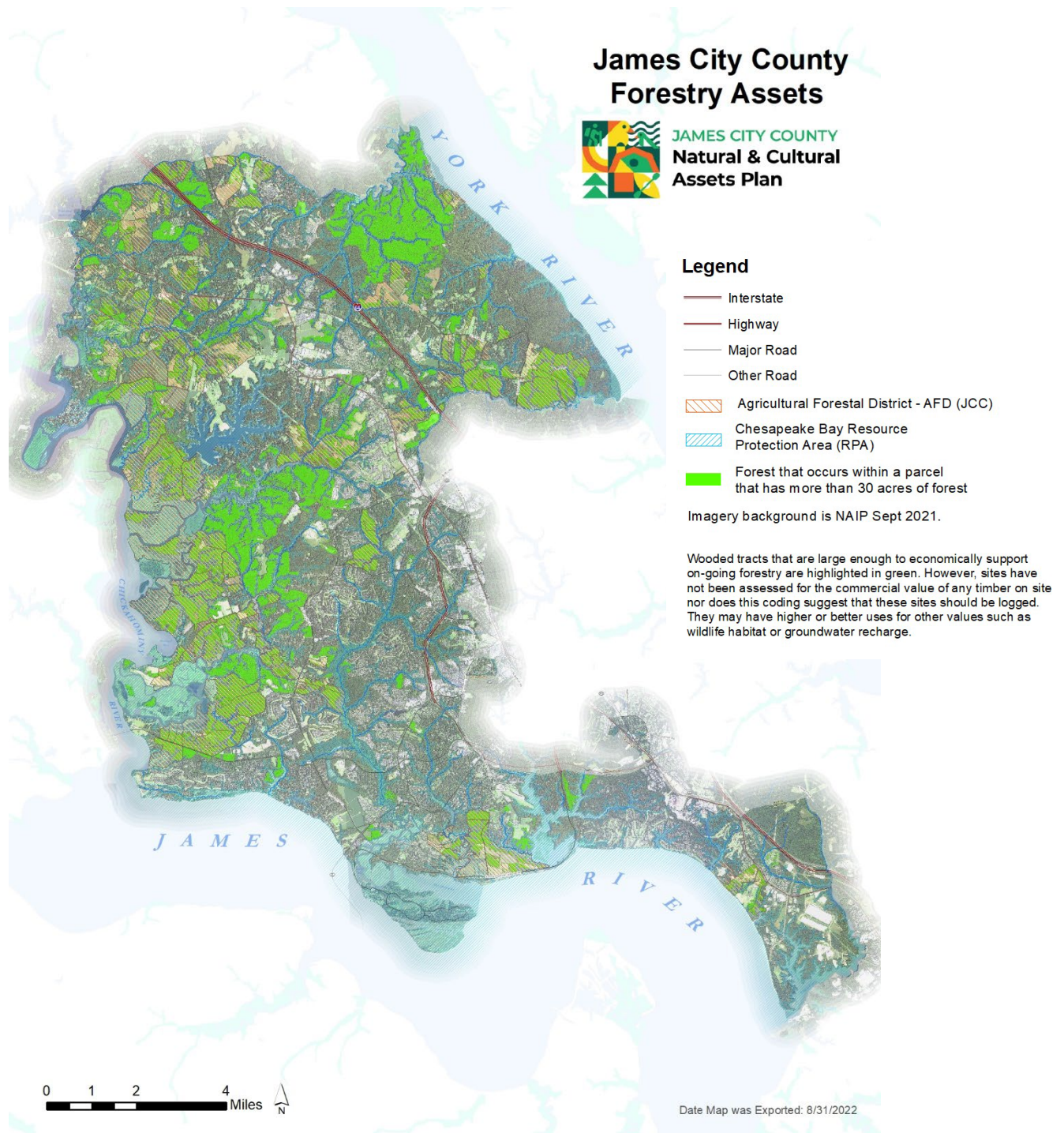
Habitat cores are intact natural landscapes that are large enough to support interior forest or marsh dwelling species. This map depicts the County's large blocks of intact habitats and shows them connected by *corridors* to form a *network*. The more connected the landscape, the more *resilient* it is and the more *pathways* there are for people, pollinators, and plants. Those habitats that also support cultural assets can be seen on the Heritage and Culture map.

Agricultural Assets



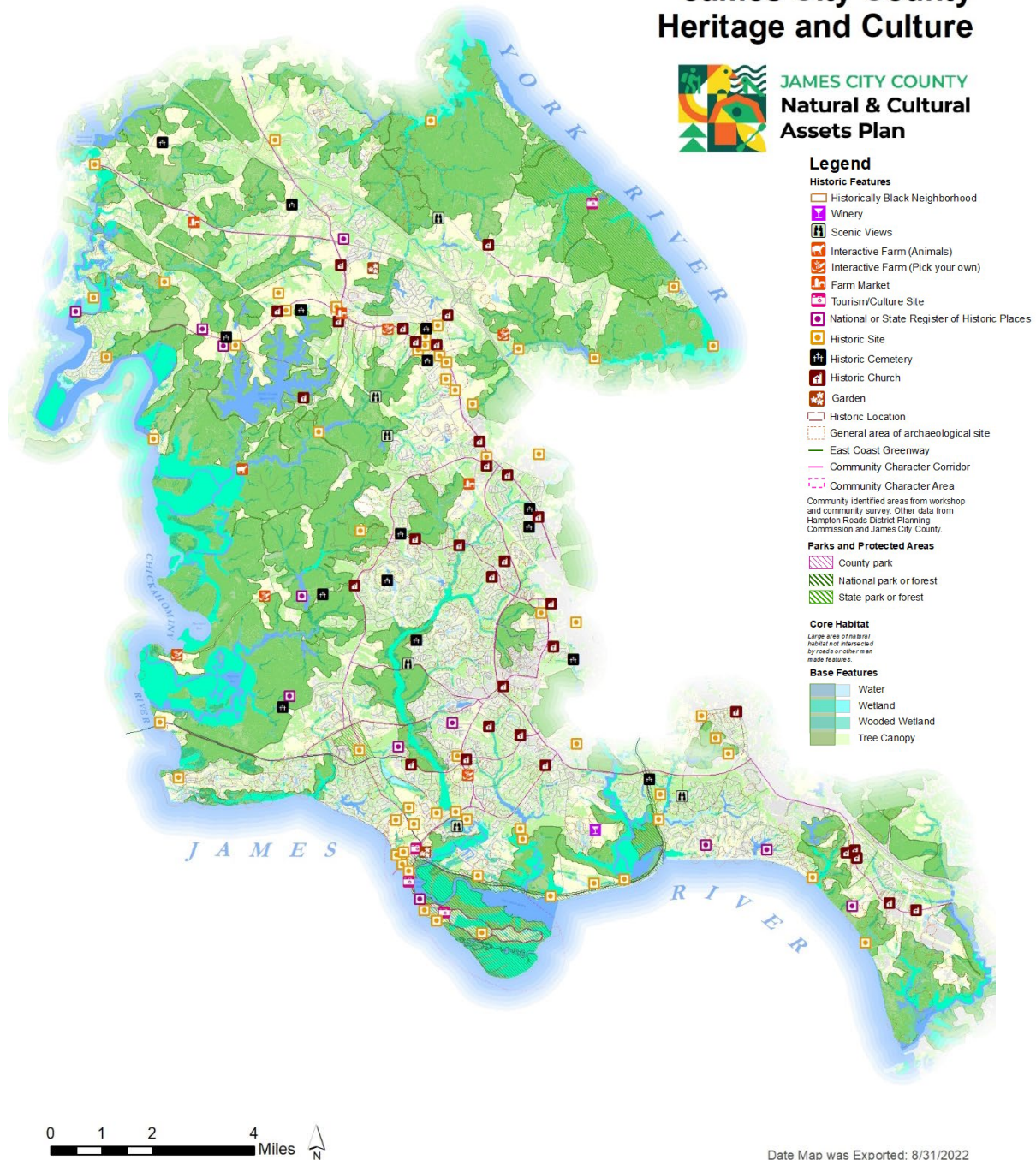
High-quality agricultural soils (classes 1 and 2) are best for crop growing and are shown in light brown. They appear along with larger, known farms and agritourism opportunities, such as pick-your-own farms. Agriculture is an important aspect of James City County's history and heritage.

Forestry Assets



This map depicts the County's Agricultural Forestal Districts where landowners have voluntarily enrolled their lands in agricultural uses as well as forests that are large enough to sustain repeated forestry activities. This does not mean that forestry should be practiced on these sites, only that it could. Forestry helps to sustain the rural economy, and temporarily cleared areas where young forests are re-growing following a harvest can also support other species such as quail.

James City County Heritage and Culture



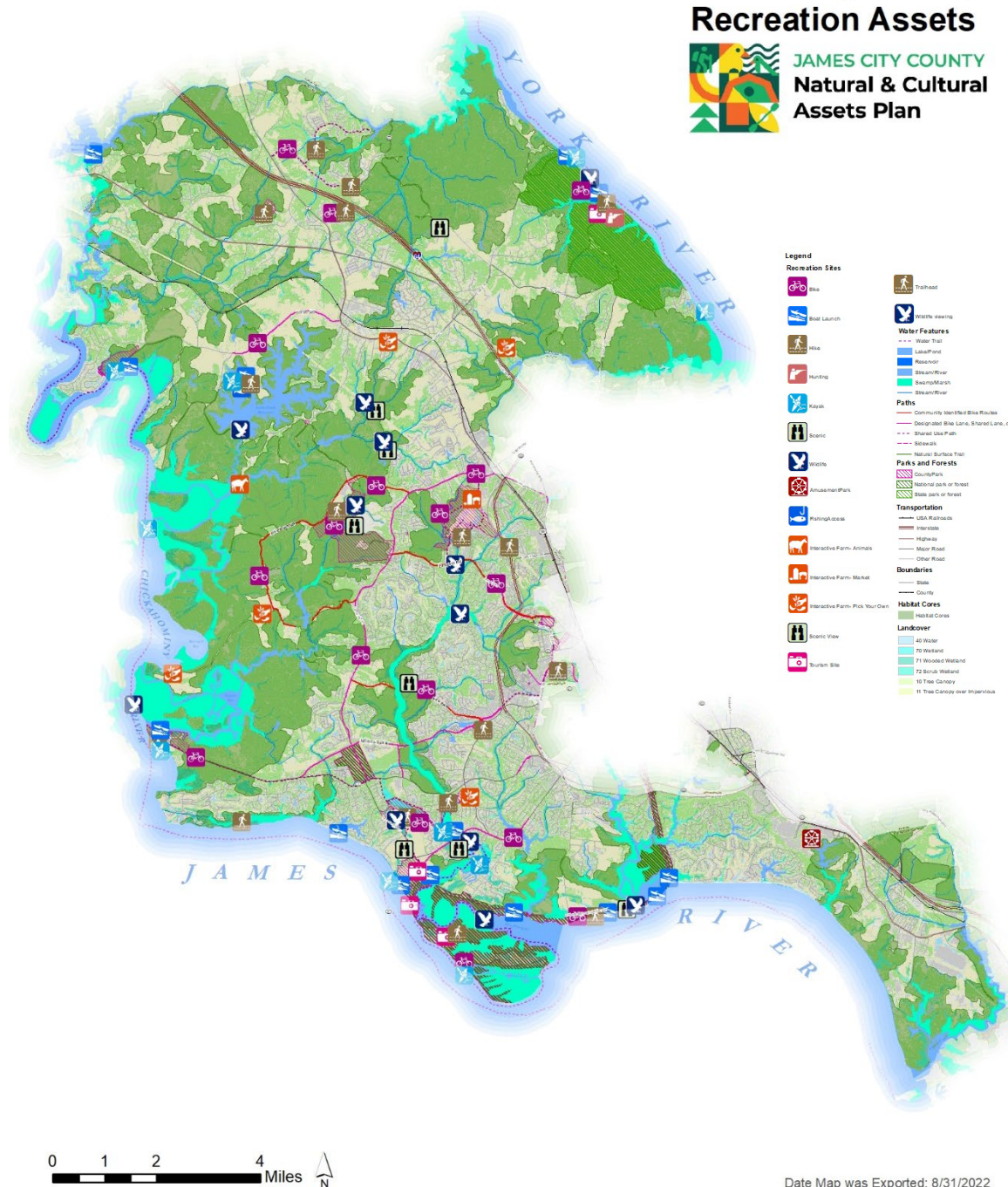
Heritage and cultural resources include Community Character Areas and Community Character Corridors from the 2045 Comprehensive Plan; national, state, and local historic register sites; archaeological sites (approximate locations); community-identified heritage sites; and other community interest areas. Natural landscapes provide the context, backdrops, and buffers for these sites and contribute to their settings and beauty.

Outdoor Recreation Assets

James City County Recreation Assets



JAMES CITY COUNTY
Natural & Cultural
Assets Plan



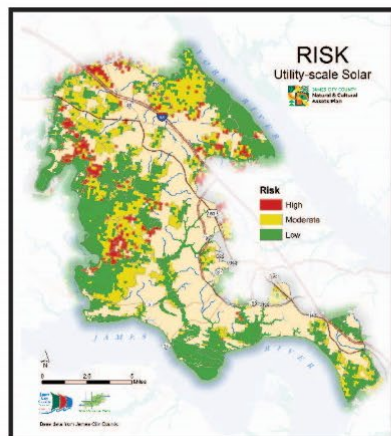
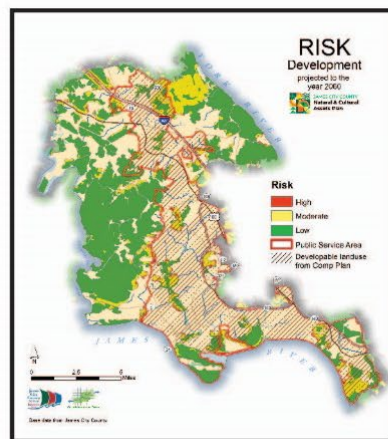
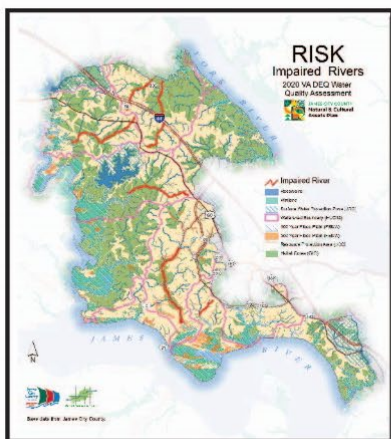
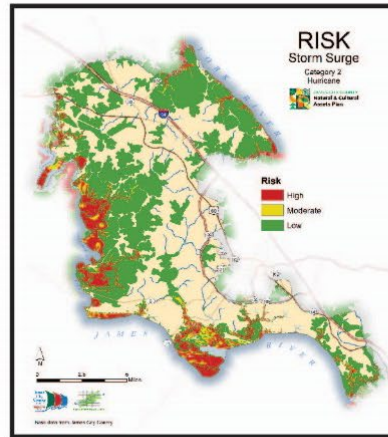
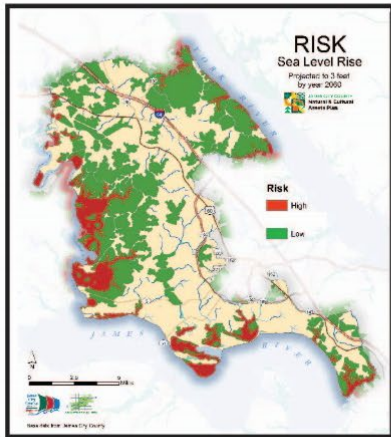
Many recreational activities depend on a healthy landscape for their enjoyment, such as hiking, birding, boating, fishing, hunting, and other nature-based sports. A healthy landscape provides both access and scenic settings for enjoying the outdoors. Large intact habitats provide refuge, shelter, and food for the many species that residents and tourists appreciate when enjoying the outdoors.

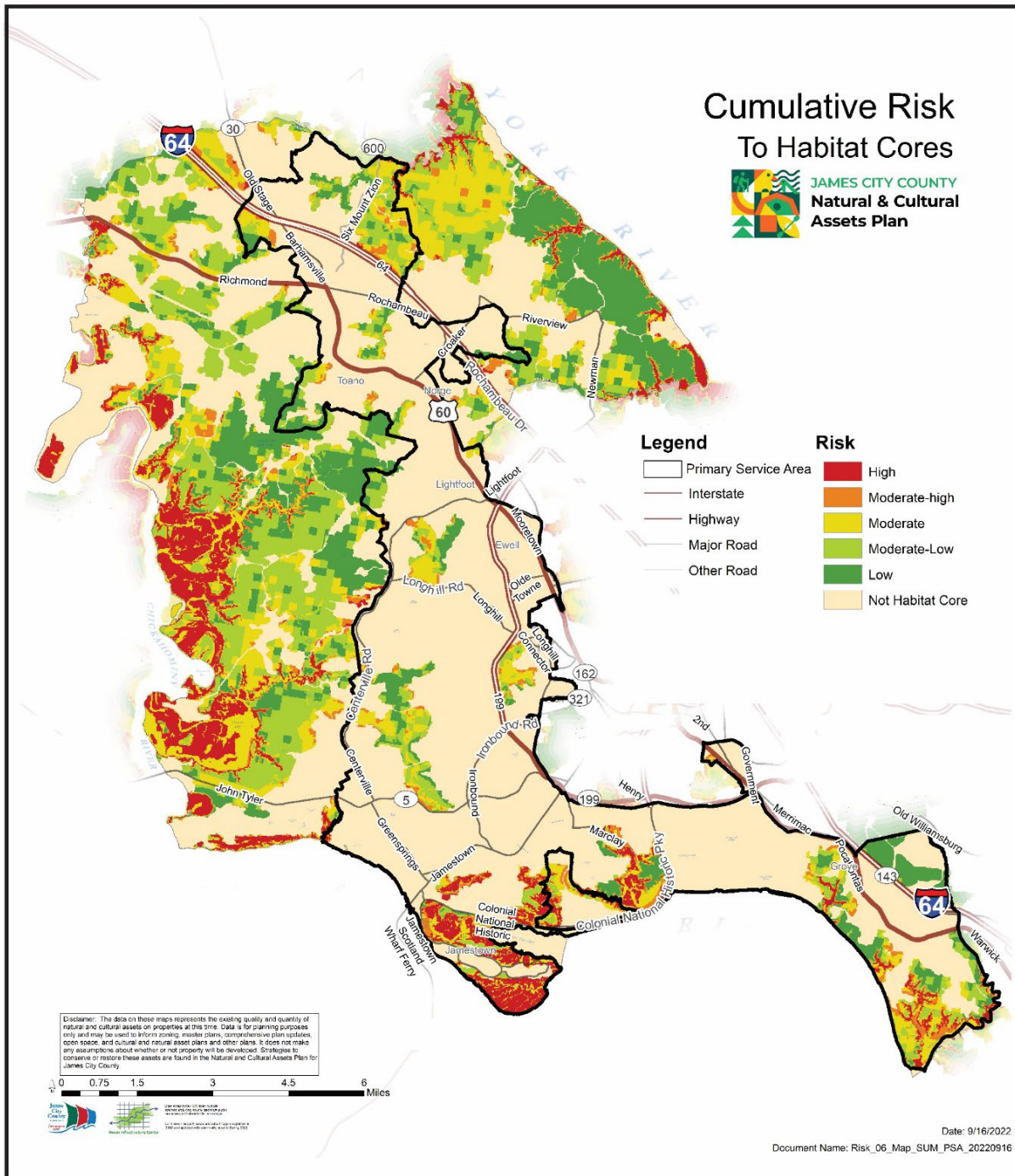
Water Assets



James City County is bounded on most sides by water which includes extensive wetlands and marshes. There are also areas subject to flood areas and the most common (1% chance of happening) shown in cross hatching and the 200-year floods (0.5% chance of happening) shown in orange. Surface water source zones protect drinking water, and resource protection areas protect nearby surface waters. The many forests and wetlands in the County help cleanse runoff to protect surface water quality and groundwater recharge.

Risk Maps





The risk map shows the habitat cores that may be impacted by future land uses, storms, or other changes. See page 22 to learn more about this analysis. Note that these are all “potential” impacts. Some risks, such as rising water levels may be permanent while storm surges are temporary but can damage landscapes after repeated inundation. Other risks can be addressed through enacting policy changes. Implementation of this plan and use of the data can mitigate or remove some of these risks.

II. Why Plan for Natural and Cultural Assets?

This plan for conserving and restoring natural and cultural assets of James City County fulfills an operational initiative from the 2035 Strategic Plan and is the result of community priorities established during the recent update of the County's Comprehensive Plan, *Our County, Our Shared Future – James City County 2045 Comprehensive Plan*. Prioritizing the protection of natural lands and open spaces was the most highly ranked and supported objective across all three rounds of community engagement during Engage 2045, the public participation process to inform the plan.

The maps and strategies created in this plan support many of the goals, strategies, and actions (GSAs) of the 2045 Comprehensive Plan. Appendix A lists all of the supported GSAs, such as mapping the County's natural and cultural assets; protecting waterways, forested lands, and environmentally sensitive areas; ensuring trees are protected during development; promoting eco- and agri-tourism; and many more. See the complete list of the Comprehensive Plan's supported GSAs in Appendix A.

The County's Comprehensive Plan, *Our County, Our Shared Future – James City County 2045 Comprehensive Plan*, adopted October 26, 2021, lists the following goal, strategy, and action in support of this plan:

ENV 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.

Strategy ENV 3 – Protect and conserve environmentally sensitive areas, and work to maintain or promote the ecosystem services provided by all natural areas.

Action ENV 3.1 – Maintain and promote biological and habitat diversity, ecosystem services, and habitat connectivity by protecting wildlife and riparian corridors between watersheds, sub-watersheds, catchments, and tidal and nontidal wetlands, and by developing and implementing a *green infrastructure plan*.

There are many reasons to map and conserve natural and cultural assets:

- ☐ Preserving biodiversity and wildlife habitat.
- ☐ Conserving working lands such as farms and forests, which contribute to the economy.
- ☐ Protecting and preserving water quality and supply.
- ☐ Providing cost-effective stormwater management and hazard mitigation.
- ☐ Improving public health, quality of life and recreation networks.

Citizens of James City County have long supported natural and cultural assets as part of the County's community character. According to the recently adopted comprehensive plan, "James City County's community character is often described as 'historic,' 'rural,' and 'small town.' Key components include the natural topography; large, wooded areas of tall deciduous forests; open vistas across ravines, wetlands, and water bodies; relatively low traffic volumes; scenic roads; and small scale, low-intensity development." *Our County, Our Shared Future – James City County 2045 Comprehensive Plan*, (October 26, 2021.)

This community character supports public health since well-treed landscapes inspire people to walk farther and longer (Tilt, Unfried and Roca 2007). Even within the County's housing developments, greener landscapes are important for community health, since residents in well-treed neighborhoods suffer less respiratory illnesses, such as asthma, than communities without trees (Rao *et al*, 2014). Access to nearby natural areas also supports agriculture since pollination services for crop plants increase with decreasing distances to natural and semi-natural habitats (Ricketts *et al*, 2008; Krishnan *et al*, 2020). Sitting alongside major tributaries to the Chesapeake Bay with the York, Chickahominy and James Rivers, James City County plays an important role in the health of those local rivers and the Chesapeake Bay. Providing or conserving well-vegetated landscaped buffers of 100 feet wide along County rivers filters out more than 80 percent of the nitrogen, phosphorus, and sediment runoff, which can smother fish and shellfish beds, reduce water clarity, and lower the levels of oxygen needed for fish. Well forested landscapes also help with drinking water supply and quality. James City County's forests act like sponges, soaking up rainwater, cleaning it and slowly releasing it to the aquifer to supply groundwater aquifers and prevent land subsidence.

The natural landscape not only supports clean water and healthy fish and wildlife. The quality and scenic vistas of the landscape also tie directly to economic benefits. Visitors to James City County appreciate access to healthy and beautiful landscapes, many of whom can be classified as "heritage tourists" – people who enjoy access to historic sites and outdoor-based, lived history, such as those offered at Jamestown and Freedom Park. Heritage tourists spend about 2.5 times more than all other types of tourists and place a premium on access to attractive landscapes and scenery



enjoyed as part of their travels (Hargrove 2002). And as natural resources are protected or curated to appeal to heritage tourism, there are additional value chain benefits as noted by George Mason University's 2020 study of the economic benefits that could be leveraged as the water quality of the Lower Chickahominy River is protected. For example, improved water access and better water quality lead to more demand for fishing or boating which can generate more country inns, guided trips, shopping for supplies and the like (Clower 2020).

Having access to such activities as "pick your own" farms, or such recreational opportunities as fishing or birding keep tourists in the County for longer periods and results in more overall spending during longer visits. More importantly, promoting the same values that tourists appreciate supports a higher quality lifestyle for current and future residents. Protecting or enhancing these benefits, however, requires an effort to understand these landscapes and the sites that support them. We call these beneficial environmental features *natural assets* because they provide value to people, just like any other assets. They were assessed, understood and catalogued, to the County to make better informed decisions about how to manage these assets for maximal benefits while avoiding unintended harms. This can be achieved by growing and developing in ways that reduce impacts and maximize benefits. Decisions such as where to locate a new road, or whether to restore a natural shoreline, can greatly impact the health of the natural landscape and the species that depend on it. This also protects the County's community character.

III. What are Natural and Cultural Assets?

Natural Assets are the environmental elements that provide healthy surroundings, recreational opportunities, clean water and food for people, as well as for fish and wildlife. These natural assets include forests, waterways, wetlands, bays, agricultural soils, and other natural resources.

Cultural Assets are the landscape elements or uses that people value, such as parks, boat landings, trails, historic or archaeological sites, or scenic vistas and roads that add to the beauty of the area. These assets include many of the Community Character Areas and Community Character Corridors identified in the Comprehensive Plan (see text box for definition).

Natural assets support cultural assets by providing scenic backdrops to historic sites, buffering from storms, or settings in which to enjoy them, such as the trails through Freedom Park that allow users to access recreated cabins of a free Black community, one of the County's premier historic sites, while enjoying the natural surroundings that support them.

Natural assets include:

- Intact, large, forested areas
- Wetlands and marshes
- Rivers and streams
- Agricultural soils

Cultural assets include:

- Historic sites dependent on the surrounding landscape
- Archaeological sites
- Community Character Areas and Corridors*
- Cemeteries and churches
- Pick your own farms
- Scenic vistas

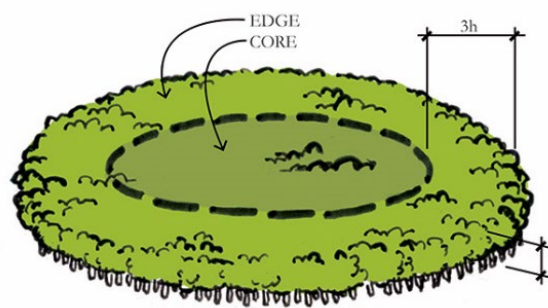
Habitat cores are intact areas of the landscape that were mapped because they provide the greatest amount of habitat to support native species.

Wildlife, including pollinators, as well as the seeds of plants, move between these cores along *corridors*, which can either be continuous, such as a *riparian corridor* along a river or stream, or in *patches* that together form a series of *steppingstones* between larger cores. When these corridors are along streams and rivers, they are referred to as *riparian buffers*. These corridors support biodiversity because they allow species to intermingle and repopulate areas following such disturbances as hurricanes

What is Community Character?

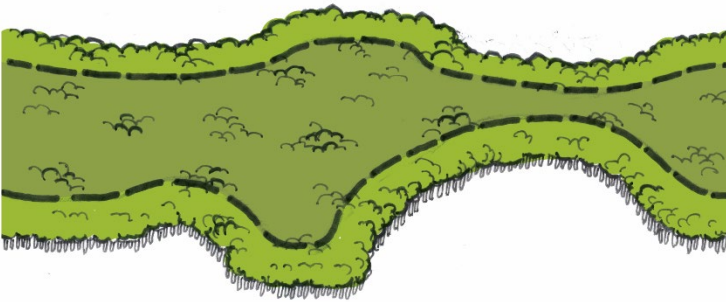
The County's comprehensive plan states, "James City County's community character is often described as 'historic,' 'rural,' and 'small town.' key components include the natural topography; large, wooded areas of tall deciduous forests; open vistas across ravines, wetlands, and water bodies; relatively low traffic volumes; scenic roads; and small scale, low-intensity development."

Our County, Our Shared Future – James City County 2045 Comprehensive Plan, (October 26, 2021.)



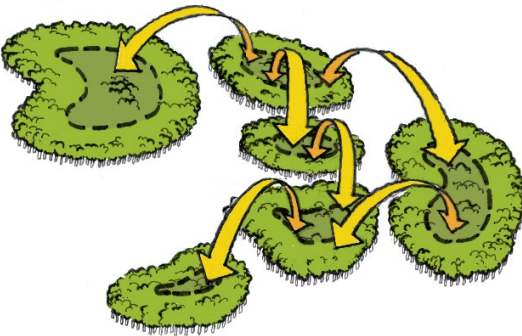
Habitat cores provide the minimum acreage for interior forest species. Cores can also be marshes. 100 acres is the minimum size.

Habitat cores need to be linked by corridors to facilitate species movement.



In a rural landscape, there are usually many large cores of intact habitat, with both corridors and patches of undisturbed forest and woodland that animals can utilize to move between those cores. However, in towns and suburbs there are fewer large tracts of undisturbed habitat, which means that species have to rely upon smaller areas, such as parks and streams, to move around. But even in towns and suburbs, corridors can be provided along streams and pathways for smaller animals, such as birds and pollinators, and can also be maintained through lines of interconnecting back yards.

When corridors are missing, wildlife can sometimes use patches to move across the landscape.



This barred owl in a James City County Park depends on a healthy forest to survive.

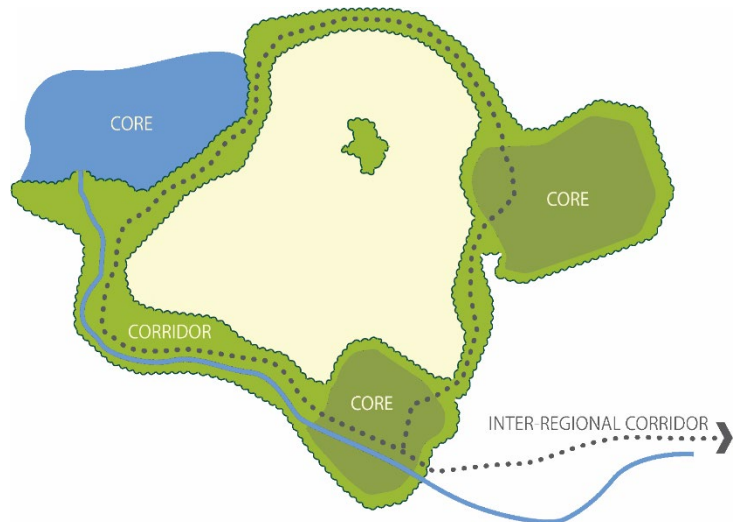
Habitats for local bird species

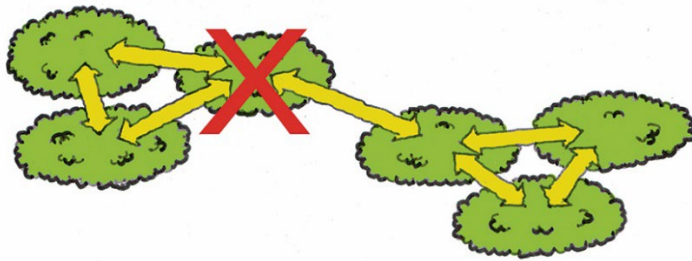
Many birds such as the Prothonotary Warblers, the only eastern warbler to nest in tree cavities, prefer lowland forests near standing water for nesting sites. The decline of this habitat is the most critical threat to the species' breeding success, contributing to the bird's decline over much of its historic breeding range. When habitat is protected for these forest species, other smaller species, such as spotted newts or minks, which have less habitat area needs, will also be supported.



There are several nesting box sites monitored in James City County along local rivers and wetlands.

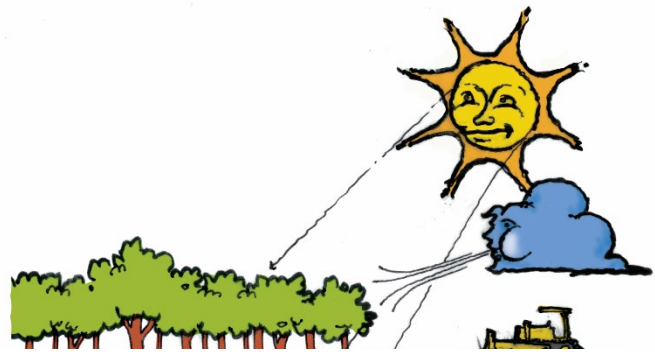
Multiple pathways are needed to allow animals, such as birds and mammals, to move into and out of core habitats.





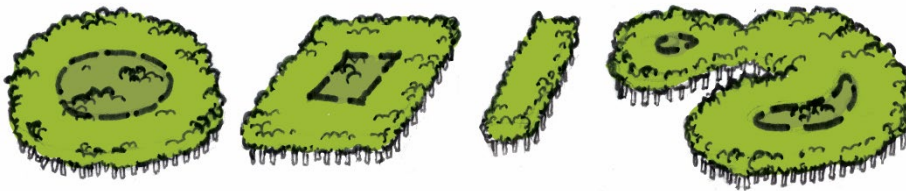
If the habitat patches are lost, movement is disturbed, and damaged areas may not repopulate.

Taken together, this network of intact forest, wetlands and riparian habitats can be considered as our “natural asset network.” It also supports our human health (air quality, water quality, recreation, food) and our economy through forestry, hunting, and tourism. A connected landscape also has benefits for those who depend on connectivity to enjoy their sport such as hunting or horseback riding. Similarly, a connected landscape allows species to more easily repopulate areas which allows hunters to continue to find ample game animals and, if permitted, the ability to access larger areas when enjoying their sport.



When there are more edges, there is more opportunity for disturbance and impacts.

The rounder the core, the better it is for protecting interior species, since it has less edge relative to its interior. A long skinny core has a lot of edge, but only a short depth-to-interior ratio – it is less protected and more at risk from disturbances from invasive species. Measured from the outside edge, the deeper the core, the greater is the depth-to-interior measurement. A “deeper” core means more protection for species that depend on interior forest habitat.



The shape of the core determines if it has sheltered interior spaces for wildlife. If it is too skinny, it may be all ‘edge,’ and thus suffer from outside impacts that mitigate against interior forest species.

Having more protected pathways for movement allows species to be more resilient, as there are more options for genetic diversity and foraging for food. The more these options are available, the more resilient a species will be. If one area is disturbed or damaged, such as from a hurricane, it can migrate to a new area to find food and shelter.

Riparian areas are also considered as key components of the natural assets network because they provide pathways for such species as frogs, salamanders, turtles, fish, and wading and diving birds.

Forests along streams filter land runoff, such as nitrogen and phosphorus, which are plant nutrients that can harm streams since they lead to algal blooms and a decline in oxygen. Forests also trap sediments that can cloud the water, smother spawning areas, and block light to aquatic plants. Other contaminants adhere to these soil particles, so keeping excess sediment from a stream is always wise. A 100-foot forested buffer has been shown to remove 97% of sediment, 80% nitrogen and 77% phosphorus pollution from runoff, thereby protecting rivers and bays from overland flows of stormwater. Even in developed areas, street and open-space trees can significantly reduce stormwater runoff, while also filtering pollutants from the air.

Mapping and Planning for James City County's Natural and Cultural Assets

The James City County Natural and Cultural asset plan was developed using a six-step process recommended by project consultants. This entailed a process to:

- 1) **Set Your Goals:** What does your community/organization value? The Comp Plan helps with this!
- 2) **Review Data** – What do we know or need to know, to map identified values? We made new models!
- 3) **Map Your Community's Ecological and Cultural Assets** – Create maps of assets based on the goals established in Step One and data from Step Two.
- 4) **Risk Assessment** – Determine which assets are most at risk and what could be lost if no action is taken?
- 5) **Rank Your Assets and Determine Opportunities** – Based on those assets and risks identified, decide which ones should be restored or improved?
- 6) **Implement Opportunities** – Include natural asset maps in both daily and long-range planning (park planning, comprehensive plans, zoning, tourism and economic development, seeking easements, etc.)

Mapping the County's natural assets required collecting, analyzing, and cataloging data in several ways. A variety of data sources were used, and these data were then analyzed to determine the health of the natural landscape. Methods were based upon well-established modeling developed by Virginia's Department of Conservation and Recreation (DCR), Division of Natural Heritage.

Since 2007, DCR has modeled intact habitat areas of the landscape known as habitat cores. Since 2006, the consultants at GIC Inc. have worked closely with DCR in developing methods to model and update the state's data. In order to use the most recent source data, the consultants imported the most updated national land cover imagery flown in 2018 from the U.S. Geological Survey called the National Land Cover Dataset, or NLCD <https://www.usgs.gov/centers/eros/science/national-land-cover-database>. This is several years newer than data used by the state of Virginia and the data on the state's portal known as Conserve Virginia (as of the date of this report's publication).

The consultants then updated that data using 2021 imagery, along with data from County planners to remove newer developments that had changed the land use (e.g., from forested land to subdivisions) to more accurately reflect current land usage. It is important to understand that land usage changes daily as timber is harvested, new homes are built, or storms fell trees and disrupt marshes. The data represented in this report are therefore a snapshot in time. However, James City County now has access

to all current and updateable data within its GIS system and can input the latest information as needed. A new model should be run in 5-10 years to examine prevailing conditions and compare them to the present data, in order to determine how land use and the County's assets have changed over time.

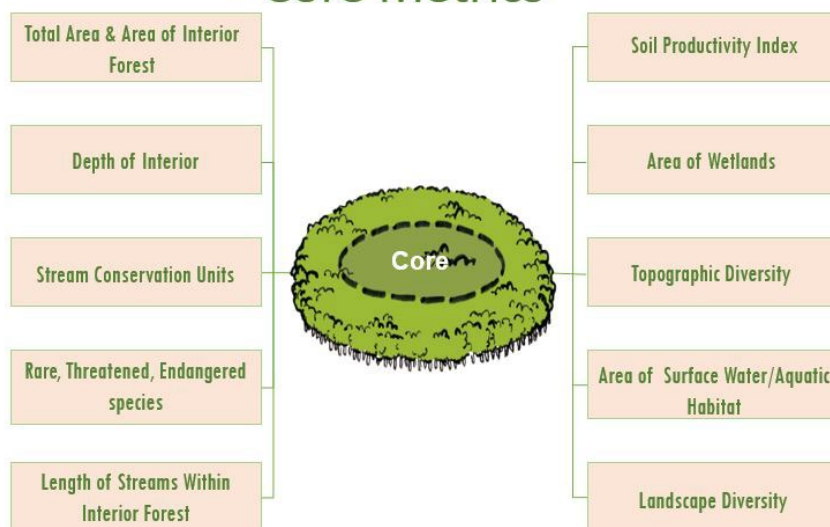
The next step was to determine the highest value landscape by identifying those cores of intact habitat large enough to support a diverse abundance of native species. They represent the natural land cover in James City County that includes forests, forested wetlands, and marshes. Habitat cores are a minimum of 100 acres in size with an additional buffer of land around that that is about 300 feet wide to protect interior species from disturbance. Larger cores support more species, generally, and thus offer greater benefits.

Once the natural land cover for an area is mapped – whether forest, forested wetland, or marsh – it is ranked to determine its value. A habitat core that has more streams, or is larger, could be ranked as having greater “ecological integrity” than a much smaller upland core. Values are further weighted according to the

importance of the value – some values are more important than others.

For example, the size of the intact landscape is the most important factor in ranking the cores. This is relatively easy to understand since the more land available, the more food sources, nesting sites, and shelter there is for rare species. Also, a larger core will have more habitat niches, such stands of a particular tree or snags for woodpeckers. In this regard, elevation changes may also determine the prevalence of certain species.

How we evaluate the quality of habitat cores = Core Metrics



A variety of weighted factors are used to rank a core. While size is the most important indicator for species, a smaller core could be ranked higher than a smaller core if the smaller core supports multiple rare species.

Sites also can be considered culturally important because they hold sentimental or emotional value. A scenic view can be considered a cultural value because it overlooks a marsh or forest or such evocative elements as barns and horses that are reminiscent of what James City County residents equate with a feeling of home, or with how they believe the community should appear. During the Comprehensive Planning process, the County developed a map of places identified as holding significant “community character,” and those places – areas and corridors – are also included on the Heritage map. See Section III for a definition of character areas.



These sites, such as farms and scenic vistas, are significant to the community because they represent people's perception of how James City County should look. These are the essential elements of "place making."

For the Culture and Recreation maps, the consultants used existing data from the County, such as parks, boat ramps, and archaeological sites, as well as data from the public, from which they created a final list of more than 900 recreational and cultural sites. These include sites from the community that may not be listed in a government register of historic places. For example, a rural church in a scenic setting could be 200 years old, but if it was not nominated for the National or State Register of Historic Places then it would not yet be "listed"; however, in reality, it is still of great historic value to the local community. Adding in the community-sourced data provides a richer and more accurate understanding of the important recreational and cultural values of the landscape. Note that there are likely many more sites in the County's rural area that could be included in future maps. There are likely undiscovered historic sites that could later be recommended to include.

As this project was a landscape planning effort, not every individual property of historic value is included. Rather, the plan looked specifically at which properties were part of *an historic landscape* – a situation in which the landscape provides an important setting for an historic structure. Setting – landscape – is crucially important to the interpretation of many historic sites, such as a plantation or battlefield, and thus to realizing its full historic and scenic value. See the textbox on the Governor's Land Archaeological District (GLAD) to learn more about why this is so important. Thus, to truly protect the historic significance of County sites, we should also work to conserve their environmental settings, which likely will include consideration of the viewsheds – the areas of land visible to and from these sites. For more on how sites were added, see the community engagement section of this report.



Freedom Park is a popular County historic park with sites dating back to the 1600s.

Once all the important habitat cores and corridors were mapped and the Recreational and Culture map layers created, an additional level of analysis was conducted to determine which habitat cores supported significant cultural or recreational values. Those cores are shown on the map on page 6 in a brighter shade of green as “heightened priority cores” because they provide ecological, recreational, and cultural value to the County. This does not mean, however, that cores that lack public recreational uses or where archeological sites remain unknown have less value. Every habitat core in the County supports at least one federally- or state-listed species of plant or animal, and 43 of the County’s 60 cores shelter a rare species as well. These intact landscapes also perform an important job of supporting healthy streams and marshes, preventing erosion, filtering surface runoff and recharging groundwater.

IV. Understanding and Mitigating Future Risks

Mapping the extent, integrity, and importance of habitats and historic and recreational sites is only a first step towards planning to conserve important assets into the future. There is the potential for impact to these resources into the future from natural sources (e.g., storms) to man-made impacts, such as development or road building. However, there are many things that can be done to alleviate or change potential future impacts to the landscape. Following is an overview of those risks.

The strategy section of this document details the actions and methods the County plans to employ to both enhance and expand the health of natural and cultural assets, as well as the ways that impacts can be reduced or avoided. Impacts, or risks, were modeled to the year 2060, almost 40 years into the future.

A key driver for impacts to the environment or to culturally important sites is growth. The 2045 Comprehensive Plan, like all such plans in Virginia, seeks to balance the competing demands for growth with the desire to protect environmental assets, historic resources, and community character. The Comprehensive Plan establishes the County’s intent to conserve the rural area as much as possible, while driving new growth to the County’s Primary Service Area (PSA) where public utilities and services are available or planned. It sets forth the following overarching 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.”

The County sets forth specific visions for protecting the environment, preserving community character, and enhancing the quality of life. To read these visions see:

<https://jamescitycountyva.gov/DocumentCenter/View/27988/01-Introduction-PDF>.

Also see the many Comprehensive Plan GSAs that this plan supports in Appendix A.

Balancing the many competing needs and reducing risks will take concerted action by County officials, stakeholder groups, neighborhoods, and residents working together to forge creative solutions. This plan provides a beginning set of strategies to help realize the Comprehensive Plan’s goals. Several risks were analyzed individually and then combined to create a cumulative risk map.

The following risks were analyzed: impaired waters, rising water levels, storm surge, utility scale solar development, and development. See the maps for where those risks were modeled, along with the cumulative risk map. Risks were evaluated to the year 2060 to provide a long-term, almost 40-year look

into the future. Some risks may turn out to be less than projected, while others may be more severe. Risk assessment is a tool to highlight areas where some actions may be needed sooner to change the potential risk. For example, the risk of large utility-scale solar installations that could remove hundreds of acres of forest or highly valued agricultural soils could change if the County were to adopt policies for where large solar projects are or are not appropriate.

Impaired Waters

Virginia Department of Environmental Quality (DEQ) 303-d listed water bodies (2020 data) were used to depict waterways, lake or bays that do not meet state water quality standards. Some areas are impaired because of habitat loss, others may be impaired because of land runoff, while some suffer from sources of impairment that originate far upstream. If those streams impaired by land uses or runoff, forested land cover can reduce or prevent impacts. For more on these impairment sources, see: <https://www.deq.virginia.gov/home/showpublisheddocument/2273/637436341042330000>

Rising Water Levels

Inundation from rising water levels has the potential to permanently alter the landscape. The current assessment used an intermediate-high curve for water level rise by the year 2060. The source for these water levels is the National Oceanic and Atmospheric Administration (NOAA) and is the same data and inundation levels used by the Hampton Roads Planning District Commission (HRPDC) for this region. The data were developed by NOAA in 2017 (the most recent year available as of the publication of this report). This is aligned with HRPDC's recommendations for localities to use when planning for rising water levels.

The James City County Comprehensive Plan notes that:

“James City County participates in regional planning efforts related to sea level rise through HRPDC. On October 18, 2018, the HRPDC Board adopted the Sea Level Rise Planning Policy and Approach, which posits the following relative sea level rise scenarios for planning and engineering decisions (Map ENV-7):

- 1.5 feet above current mean higher high water (MHHW) for near-term (2018-2050).
- 3 feet above current mean higher high water (MHHW) for mid-term (2050-2080).
- 4.5 feet above current mean higher high water (MHHW) for long-term (2080-2100)”

Env. Chapter, E-36.

It is also true that the region suffers from land subsidence. This is due to a variety of factors, such as excessive water withdrawals and land paving and building that starve aquifers of water, causing them to shrink, as well as development patterns that alter water-carried sediment loads to downstream areas. This means that, for the Hampton Roads area, water levels are rising faster because the land is also sinking in some places, causing a more severe scenario than for other places along the Atlantic Coast. For more, see <https://agupubs.onlinelibrary.wiley.com/doi/10.1029/2020GL090013>.

The land around Jamestown and Colonial National Historical Park is especially vulnerable since this area is fairly low-lying. If sea-level rise occurs as predicted, the entire island of Jamestown may disappear within the next 100 years. Park staff already have to close some roads during king tide events. The park's natural resources division is studying the hydrology of the island and has just (2021) completed a four-year groundwater study with the U.S. Geological Survey. They have studied the sea-level rise effects on the freshwater lens, (the water table that floats above the denser saltwater), which extends into the Bay, and have so far learned that at the island's headland at Black Point, fresh groundwater has already become acidic from mixing with saltwater.



Park staff have already armored shorelines to prevent further damage to resources, but these strategies are only effective in the short term.

Although staff have tried to address erosion by establishing living shorelines, they continue to erode. Archeological sites, such as Glass House ruins, which are at four feet above sea level, are continually threatened by storm surges and rising seas. Sandbags are the only line of defense currently available to prevent water coming into the ruins and damaging its artifacts. Park managers hope to relocate/recreate some artifacts and sites, but funds for vegetation or habitat restoration are rarely included in project budgets. While breakers and armored shorelines have been installed to weaken wave action along the headlands, they are temporary tactics supported by mitigation funds from the Dominion Energy transmission lines constructed across the island's viewshed. Marsh restoration, living shorelines and the eradication of phragmites continue to be primary goals for the island. See this Plan's strategy concerning continued collaboration with stakeholders to protect and plan for the island's future.

Storm Surge

Storm surge is most extreme during hurricanes, nor'easters, and other high-wind events, but can also occur during neap tides, when the moon's gravitational pull causes higher water levels. The level of inundation from storms varies depending on the wind, tidal factors, and how much moisture the storm carries.



For this analysis, consultants modeled a Category Level 2 storm. This is far from the most impactful type of storm, but one that occurs more often than higher impact Category 4 storms. Modeling a Category 2 storm showed the inundation ranged from 0 to 17 feet high, due to land elevation differences.

While individual storm surges have impacts that are temporary in nature, repeated storms can weaken coastal forests and destroy trees, if damage is severe or frequent enough. Furthermore, the impact of salt-filled air over lengthy periods of time can damage trees inland of repeated storm events. This can make trees more susceptible to such pests as pine beetles, which a healthy tree might withstand and attack, but to which a storm-weakened tree might succumb.



Repeated inundation has created a ghost forest as trees became weakened and died.

While areas damaged by storm surge or wind can be replanted, in some cases damaged trees may need to be removed before a successful replanting effort can begin. Since coastal forests provide a buffer against wind damages and hold bank soils in place, thereby preventing coastal erosion, areas where erosion is already severe from past storms may need both wider buffers and active replanting efforts. This Plan recommends riparian planting projects as one solution (see the Strategies section of this report).

Utility-scale Solar Development

Solar development for utility uses (not individual buildings) has the potential to impact large areas. The U.S. Department of Energy's (DOE) Energy Zones Mapping Tool is a Solar Site Suitability Model showing areas where solar is most viable, based on access to the power infrastructure, such as substations and high voltage transmission lines. For more, see: <https://ezmt.anl.gov/>

The DOE did not consider existing land uses, such as whether there are farms, forests, or wetlands present. However, where sites are located, as well as where open space is located on a site, affect the level of impact from solar development. Solar sites can be designed to include corridors for wildlife to move through or along one edge of the site. The County will need to consider adopting policies for solar siting and design. (See the Plan Strategies on page 36.)

Many site development applications for solar companies include clearcutting forests to make room for the installation of panels, with some sites proposing the clearance of hundreds or thousands of acres of forest. According to the Piedmont Environmental Council, 58% of utility-scale solar projects are occurring on forested lands, while nearly 25% occur on crop land in Virginia. Although solar energy development is critical to reducing U.S. dependence on fossil fuels, forests provide important carbon sequestration and storage functions necessary to mitigate the Earth's existing atmospheric carbon dioxide levels. Carbon stored in the forest is also released, especially if cleared trees are burned. Removing trees that store carbon to install solar panels to save on carbon emissions is counterproductive. Similarly, soils also store a lot of carbon, and therefore, high-quality farm soils should not be removed to grade land for solar sites. In recognition of these potential impacts to natural resources, the County's Comprehensive Plan calls for the County to add provisions in ordinances or development approval conditions to minimize clearing of forested land for alternative energy production.



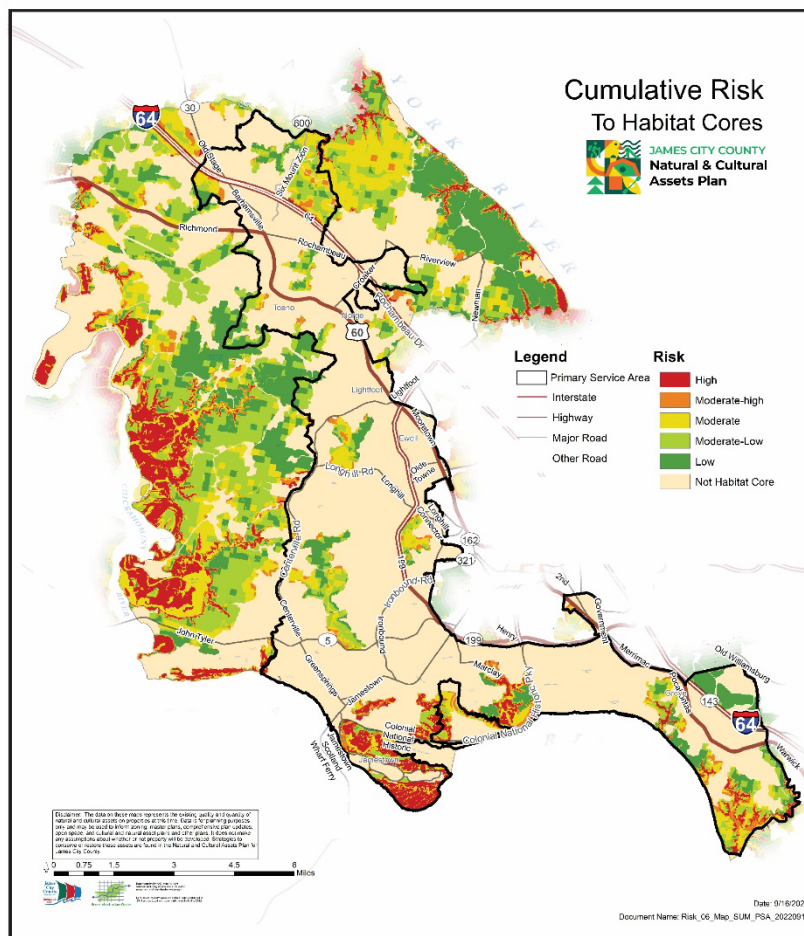
This coastal Virginia site is in the process of being cleared to make way for solar panels. The surrounding forest is being removed to take advantage of this site next to transmission lines.

Other impact concerns for utility-scale solar development include the panels themselves and the lack of regulation of surface runoff. While the ground beneath the panels is pervious and often vegetated with low-growing grasses or shrubs, concentrated sheet flow from panels can cause significant water quality and erosion concerns, especially when compared to the previous forest cover. This Plan includes a strategy to complete standards for mitigating stormwater from solar panels, as recently mandated by the Virginia Department of Environmental Quality (DEQ).

Development has the potential to permanently alter the landscape. Potential development – future growth – was modeled using several factors.

1. The SLEUTH Urban Growth Model (to 2060): This model is a computer simulation model that utilizes historical land use and land cover (LULC), slope, roads, and terrain information to calibrate and simulate future LULC and urban growth. In short, SLEUTH functions as a regression model, using the past patterns to predict future development.
2. Parcel sizes (less than 2 acres are at greater risk): Smaller parcels are more likely to be developed, so parcel size was also used to indicate risk.
3. Current zoning – what is allowed to be built: This was also a factor included since the SLEUTH model does not include local zoning.
4. Distance to major roads: This was also applied as a factor since new or recently expanded roads usually lead to greater development pressure, with the exception of limited access parkways. However, access to parkways can also prove to be an attraction for new developments.
5. Protected lands: These were removed from risk maps since areas under conservation easements, local parks or other protected open space cannot be developed.

Combining all of these factors resulted in the cumulative risk map for development.



It's important to note that the Primary Service Area, serves as a *de facto* growth boundary by limiting services (water, sewer *etc.*) to areas within the zone. Limiting services, as well as differential zoning for rural areas versus those within the growth boundary, further limits development potential.

There are additional ways to limit such impacts using tools such as conservation communities or clustering. Thus, if a core is within an area zoned for development, the core may still be able to remain intact or only partially impacted while the development proceeds. Designs for subdivision layouts could include areas within the habitat core as part of neighborhood open space, for example, and then geared to passive recreation uses such as nature trails or birding.

Parcel size also affects the ability of rural lands to support agricultural uses. While forested parcels of 20 or more acres can support small, but viable forestry activities and provide at least some connectivity across the landscape, if a parcel is too small or isolated, it may not be easy to contract with timber harvesters unless the site has large, high-quality trees. Meanwhile, those parcels of 10 acres or less, unviable for forestry, are the most vulnerable to further subdivision or development. As more land is developed, ensuring that pockets of woodland remain within new developments and that new trees are planted are critical to mitigating stormwater and urban heat. While infilling of new housing within existing urban areas is a key strategy to avoid more development of rural lands, those infill designs should ensure that trees and habitat corridors through developments are included in their landscape designs.

Risks and challenges for the future were also highlighted by County residents. Community members expressed concerns for a number of impacts from development to invasive species. These risks were shared with the County, the Natural and Cultural Assets Mapping Committee (NaCAMP), and the public through the online survey in June and July and the June open house. Risk mapping is a tool to show where strategies may be needed sooner or where extra focus is necessary. For example, the County Parks and Recreation Department may need to reprioritize capital improvement projects or spend additional funds to address infrastructure maintenance in areas subject to repeated inundation, or where new planting projects are needed upslope to account for coastal trees lost to erosion. All of the risk factors were used to inform the types of strategies proposed within this plan. As new or unforeseen challenges arise in the future, new or additional strategies may also be needed. See the strategies for this plan on page 36.

V. Community Engagement

As noted earlier, the significant public input gathered as part of the Engage 2045 public input process served as an important launching point for this effort. Additionally, the community was engaged throughout the process of creating this plan. In fall 2021, the Board of Supervisors appointed a Natural and Cultural Assets Mapping Committee (NaCAMP) representing each district and a variety of stakeholder groups, to review and edit this plan's maps and develop strategies to conserve or restore important assets. Community engagement included two online surveys, one in February and one in June 2022. In addition, physical survey stations were posted in two high foot-traffic locations as a companion to the February survey, and an in-person workshop was held in June 2022. Publicity efforts included direct mailings, two County podcasts, paid and free ads, and a web page which offered regular updates.

During the survey in February, citizens had the opportunity to nominate sites to be included on the cultural map, such as a scenic spot, or on the recreation map, such as a popular birding or boating spot. The Natural and Cultural Assets Mapping Committee reviewed all these ideas and added their own knowledge, in order to create the final maps. It is important to note that, as new sites continue to be discovered through archaeology or new areas become important for future parks or other County needs, the County can update the maps and their priorities.

The in-person community meeting held in June included an opportunity to vote on the proposed strategies. These strategies were also informed by the community survey in February and various ideas proposed by the NaCAMP. The County also created an internal Technical Advisory Committee, comprised of staff who ensured that the latest data were utilized, provided historic background on County policies, and suggested ways that new strategies could help implement County goals, such as those in the 2045 Comprehensive Plan.



Natural and Cultural Assets Mapping Committee member Alain Outlaw listens to ideas from a community member at the open house.

The project was shared through presentations to the Board of Supervisors and the Planning Commission. County staff also conducted presentations to community groups and to other County appointed boards and committees. The consultants also reviewed the updated Comprehensive Plan, as well as input from the Engage 2045 process, and other relevant plans, such as the 2002 Greenway Master Plan and the 2014 Strategy for Rural Economic Development.

Members of the Natural and Cultural Assets Mapping Committee

Bruce Abbott
Jay Everson
Matthew Woolsey
Mary Bressler
Alain Outlaw
Adrienne Frank
Ryann Greifenberger



Natural and Cultural Assets Mapping Committee members discuss edits to the maps at a committee meeting.

What Was Learned From the Public

During the first online and physical survey (booths were set up at the James City County Recreation Center and the James City County Library during the third week of February, 2022), community members had the opportunity to suggest new sites for the assets maps (many of these were added to the Recreation and Culture maps), while such policy ideas as support for planting native species or converting some unused County open spaces into forest or meadow habitats were added to the strategies.

In the second phase of input, County residents had the chance to participate on-line through a survey or in person through the Community Open House held at the James City County Recreation Center on June 29, 2022. About 70 people were counted attending the community meeting, and 36 people completed the on-line survey, along with a few additional emails sent directly to staff. There was broad support for the project from those who participated in the survey, both online and in-person. All strategies received 90% or better support for implementation, and most were supported 100%. See Appendix B for additional comments from the public meeting and survey.



Above: Community members learn about the proposed plan. Below: Citizens had a chance to vote online or in person for their preferred strategies.

Citizens were very interested in becoming more engaged in the plan's implementation, with individuals offering their properties to host agri-tourism workshops or to plant trees along streams on their properties. As a result, this Plan's strategies call for public engagement opportunities for improving habitats – from backyards to large landscapes – as well as new information and links to be added to County websites to help interested landowners or neighborhood associations learn how to plant trees or shrubs, make their properties pollinator friendly, or manage open spaces. Residents also indicated an interest in protecting scenic views and healthy landscapes and wanted to learn how future developments could be designed to be less impactful and provide more options for walkability, birding, or wildlife habitats, or contribute to community character through thoughtful layouts and designs. See ideas for these design options on page 46 of this report.



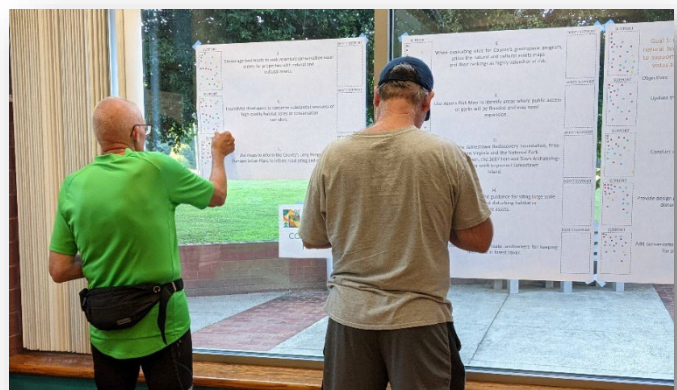
Citizens offered many comments in support of the plan.

"I support and applaud this effort to protect our natural areas, using data and techniques which minimize disruption of these irreplaceable resources."

"Homeowners can be the change for nature by expanding their habitat corridors."

"Increase funding opportunities to grow farms and agritourism in the County."

"Continue to add buffers and corridors to link developments and provide habitat for animals. Continue to provide buffers between roads and developments. Provide more trails and bike lanes."



Committee members reviewed and discussed the ideas from the community surveys and the open house (both flip chart notes and comment cards). Several objectives and recommended actions were changed or added based on community input. For example, many comments referenced the importance of promoting native plants and a new objective was added to reflect that. Other community members also wanted to be involved in implementing strategies for agritourism or planting restoration sites and these interests have been noted for partner opportunities.



County project manager Tammy Rosario explains the plan's process.

VI. Policy and Practice Applications

There are different ways to use this plan's data, both for individual landowners and County policy makers. Ideas for how the data can be used are shown below. Residents who are interested in knowing if their property contains a habitat core or an important connecting corridor can contact the County to learn more. Full size maps are available on the County's website at:

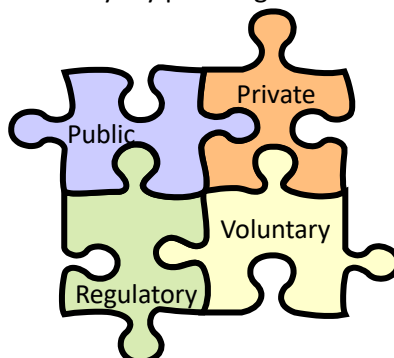
<https://jamescitycountyva.gov/3856/Natural-Cultural-Assets-Plan>

Using the Maps and Data to Inform Planning

Specific strategies to conserve the landscape or to restore lost connections will be developed as part of everyday planning and through implementation of the strategies found in Section VII of this Plan on page 36. The habitat cores and corridors maps will be included within County GIS layers. The maps for recreation resources can be used for tourism plans and further developed to access through an app or other online tools. The Culture maps can inform heritage tourism plans, as well as be used to help developers understand the rich human footprint of resources whose vistas, artifacts, and access points should be preserved. See the text box on Governor's Land Archaeological District (GLAD) for an example of why the County's historic resources are vitally important.

There are many applications for this plan's maps to inform everyday planning decisions.

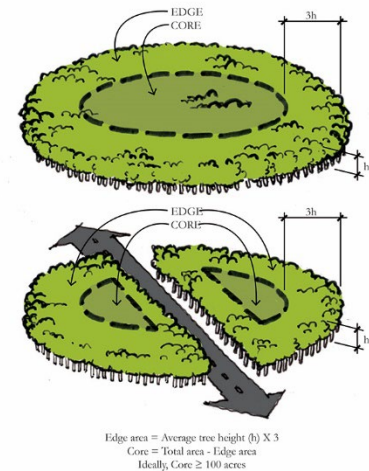
- ✓ **Transportation plans: roads/trails**
- ✓ **Comprehensive Plans and zoning**
- ✓ **Easements**
- ✓ **Park and open space planning**
- ✓ **Identify lands for PDR programs**
- ✓ **Heritage tourism and viewsheds**
- ✓ **Agricultural and Forestal Districts**
- ✓ **Land management**



The importance of interior habitat for species survival is why roads through these areas should be avoided if possible. In the image below, a core is bisected by a road. The road creates more disturbance and more edge habitat, such that the remaining undisturbed areas are too small to support interior species, leading to their eventual loss.

As shown in the graphic at right, when forested cores are bisected by roads and other disturbances, they create more edge and result in reduced space for interior forest species.

Transportation plans: As the County develops new road plans or redesigns or expands roadways, this plan can showcase areas where extra care may be needed to avoid impacts to sensitive ecological or cultural resources. The Virginia Department of Transportation (VDOT) also has to find sites to mitigate impacts from road construction through the region. The County may identify stream restoration or landscape restoration projects that VDOT can install to obtain their needed mitigation credits. Maps from this plan can inform where new corridors can be revitalized or restored.



Comprehensive Plans and zoning: Active lifestyles are increasingly preferred by homebuyers. This is particularly the case with those nearing or at retirement age who are choosing active lifestyles over "retirement homes." Providing them with residential developments where they can take a nature walk or visit a park without having to get in their car is a strong motivation for where they choose to buy. Regular physical activity in green spaces also provides people with mental health benefits as they age. Numerous studies have shown extensive links between exercise and positive mood states, decreased likelihood of depression, lower incidence of stress and improved cognition throughout the entire life span (Wolf and Housley 2016)

The County can display and publicize the natural and cultural asset maps to the development community and to landowners thinking of developing their properties. When siting open spaces on a proposed subdivision, applicants will be encouraged to choose these natural areas or culturally significant areas for open spaces. See the illustrations in Section VIII for illustrations for how development plans can be re-imagined to provide more open space while also conserving natural assets.

Park planning: As the County continues to grow, it can use the Natural and Cultural Assets Plan to inform park master plans or sites for new parks. This plan's conservation strategies are also supported by the 2018 Virginia's Outdoors Plan which is developed by Virginia's Department of Conservation and Recreation (DCR), every five years with extensive community engagement. The most recent plan makes the following recommendations for the Hampton Roads Area: "...strategic land conservation should expand upon existing managed areas and seek connectivity via protecting and/or managing intact ecological cores and natural vegetation cover between currently protected lands." The asset maps can be used to bolster applications for grant applications that require a strategic plan to demonstrate the need for funding.

Land management, easements or open space planning: The 2018 Virginia Outdoors Plan further notes, "Attention on remaining unprotected natural heritage resources within the region should be considered on a case-by-case basis. The appropriate conservation activities and methods of protection will vary with each site but may include placing the site on Virginia's Registry of Natural Areas; developing a voluntary management agreement with the landowner; securing a conservation easement through a local land trust; acquiring the site through a locality or local land trust; dedicating the site as a natural area preserve with the current owner; or acquiring the site as a state-owned natural area preserve." As with

park planning, open space planning efforts can use the Natural and Cultural Assets Plan maps and strategies to clarify actions and priorities and to support grant applications for outside funding.

Lastly, active lifestyles are increasingly preferred by homebuyers. This is particularly the case with those nearing or at retirement age who are choosing active lifestyles over "retirement homes." Providing them with residential developments where they can take a nature walk or visit a park without having to get in their car is a strong motivation for where they choose to buy. Regular physical activity in green spaces also provides people with mental health benefits as they age. Numerous studies have shown extensive links between exercise and positive mood states, decreased likelihood of depression, lower incidence of stress and improved cognition throughout a person's entire life span (Wolf and Housley, 2016).

With this plan, the County has shown leadership in the region and in the state and is now well positioned with updated maps and data to make better informed decisions about both growth and conservation. Having local maps for James City County's natural and cultural assets allow the County to be strategic in meeting state conservation goals as well as local goals. Maps can be used by the County, land trusts or community members to develop land management plans.

Making the Economic Case for Conservation

When encouraging applicants to conserve forests or other wildlands within, or close to, development sites, the following points should be shared:

- There are many economic reasons to incorporate forests within developments. Healthy forested landscapes and well-treed home sites attract home buyers who are willing to pay more for a home. To put it simply, nature sells. Developments that include green space or natural areas in their plans sell homes faster and for higher profits than those that take the more traditional approach of building over an entire area without providing for community green space (Benedict and McMahon 2006).
- In fact, buyers prefer greener developments with opportunities for outdoor recreation. A study by the National Association of Realtors (NAR) found that 57% of voters surveyed were more likely to purchase a home near green space and 50% were more willing to pay 10% more for a home located near a park or other protected area. In a related study, nature paths were found to be the most desired amenity. The existence of a park within 1,500 feet of a home increased its sale price between \$1,400 and \$3,747 (in 2022 dollars) (The Economic Benefits of Recreation, Open Space, Recreation Facilities and Walkable Community Design 2010).
- Another study found that large natural forest areas have a greater positive impact on nearby property prices than small urban parks or developed parks, such as playgrounds, skate parks, and even golf courses. Homes located within 1,500 feet of natural forest areas enjoy statistically significant property premiums, on average \$22,542, compared to \$2,684 for urban parks, \$12,507 for specialty parks, and \$19,564 for golf courses (in 2022 dollars). Actions to conserve forested areas can pay the County back through better real estate revenues.
- Similar studies in Howard County, Maryland; Washington County, Oregon; Austin, Texas; Minneapolis-St. Paul, Minnesota; and other areas used data from residential sales, the census and GIS to examine marginal values of different types of parks. They too found that the type of

open space affects the property values. (The Economic Benefits of Recreation, Open Space, Recreation Facilities and Walkable Community Design 2010.)

- And there are economic benefits for homeowners who preserve green space. Evaluations have shown the benefits of trees to developments overall, when comparing market prices for treed lots *versus* untreed lots (Wolf 2007).

Home values are higher by the following percentages for certain types of treed landscapes:

- 18% more for building lots with substantial mature tree cover.
- 22% more for tree-covered undeveloped acreage.
- 19-35% more for lots bordering suburban wooded preserves.
- 37% more for open land that is two-thirds wooded.

Thus, trees and forested land clearly add value to a development. Wolf also notes that although one study found that development costs were 5.5% greater for lots where trees were conserved, builders have reported that they were able to recover the extra costs of preserving trees in a higher sales price for those houses and in faster rates of sales for homes on wooded lots (Wolf 2007).



Governor's Land, A Stewardship Legacy Then and Now

Excerpted from a longer 2010 article by Alain Outlaw, NaCAMP Committee Member, for the Williamsburg Land Conservancy (now the Historic Virginia Land Conservancy).

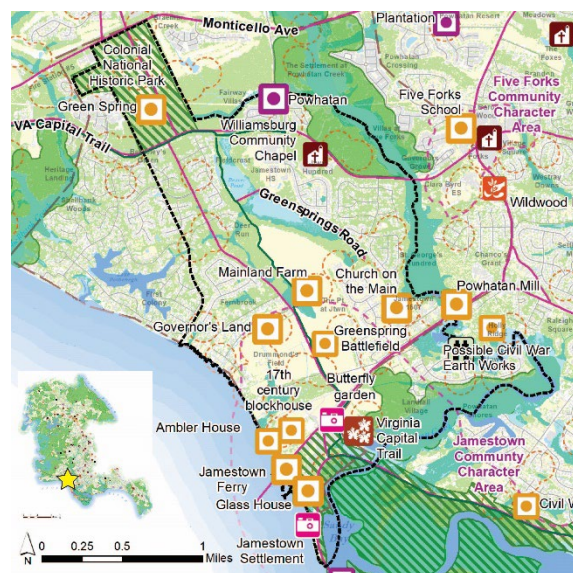
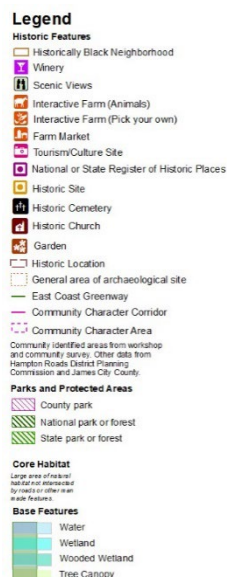
Located on the mainland immediately north of Jamestown Island, Governor's Land consists of 2,068 acres situated within an environmentally diverse setting. Originally placed on the Virginia Landmarks Register and the National Register of Historic Places in 1973 as an "Archaeological District," it contains traces of the surface and subsurface of the "Greate Road" taken by George Percy in 1607, as well as the newly discovered footprint of the blockhouse, constructed on the mainland by Sir Thomas Dale in 1611 to protect his cattle from local Indians. The remains of Argall Town, established by Captain Samuel Argall in 1617, have been identified. It became part of the 3,000-acre Governor's Land where it employed tenants to work the land, retaining half the profit of their labor, with the rest going to the Governor and the Virginia Company.

By 1648, William Drummond, first Governor of North Carolina, had established a plantation here, and by the 18th century the Ambler family included the plantation as part of its vast landholdings, which also included properties on Jamestown Island and in Yorktown. The site also saw action during the Revolutionary War, when Lord Cornwallis' army camped on the land as it unsuccessfully laid a trap for the Marquis de Lafayette and his army. Evidence has also been found of the 1781-1782 winter camp of the French Royal Deux-Ponts regiment, with cooking pits yielding buttons and dietary remains. A grave of an unknown soldier was also discovered.

The Church on the Main site was built by settlers who moved from Jamestown Island about 1750, but by 1857 all traces of this landmark had disappeared. Later stewards of the land, such as Jesse Dimmick, discovered the ruins of the 1608 glasshouse in 1931, later excavated in 1948 by National Park Service. Today, stewardship continues through the Williamsburg Land Conservancy and Williamsburg Boy Scout Troop 103, which dresses up the church site and Greensprings Trail while earning their merit badges in nature and history.

James City County has acquired Mainland Farm, Jamestown Campground, and Jamestown Yacht Basin for public use, and the James City County Historical Commission has sponsored Historic Highway Markers and other signage, constructed the Tomb of the Unknown Revolutionary War Patriot Soldier, and marked other key sites, including the grave of Elizabeth Bland at Church on the Main, the 1611 Blockhouse and its associated enclosure, and the 1852 Ambler house complex. More can still be done to protect this landscape and to interpret this rich historical site for visitors. See Goal 1, Objective n. in this Plan's strategies.

Governor's Land contains a rich assortment of both cultural and recreational assets.



VII. Implementation Plan for James City County's Natural and Cultural Assets

These implementation strategies provide the methods to conserve or restore the natural and cultural assets of James City County, Virginia. Some strategies can be implemented short-term (0-2 years), mid-term (3-5 years) or long-term (6-10 years), while others may be ongoing. The timeframes are indicated by ST, MT, LT, and Ongoing. These strategies will be undertaken by James City County, unless noted otherwise.

Goal 1: Conserve and protect the highest valued natural habitat cores and connecting corridors to support wildlife, trails and greenways, scenic vistas, and cultural and recreational values.

Rationale: Landscapes that are large and intact can support a multitude of native species. These larger habitats are known as *habitat cores* and they not only protect native species and biodiversity, but also recharge groundwater and support healthy surface waters used for water supply, mitigate storm hazards by buffering inland communities, and soak up excess stormwater, thereby providing cost-effective stormwater management.

Connecting natural corridors supports these habitat cores. The better connected these large blocks of habitat are, the more resilient they are to such impacts as invasive species encroachment, storms, and other disturbances. If one area is disturbed, connecting corridors allow species to move from a healthy landscape to repopulate the disturbed area over time. If they are suitably located and available for public access, these connecting corridors can also provide opportunities for new trails and greenways,

Objectives:

- a. Update the Greenway Plan to include key corridors identified in this Plan. (MT)

Recommendations:

1. Use the maps of cores and corridors to inform new potential greenway locations and update the County's Greenway Plan.
2. Research grant sources to fund greenway development and maintenance.

- b. Conduct an education campaign for landowners, homeowners, and neighborhood associations. (ST)

Recommendations:

1. Create a webpage with links to local conservation project ideas, including planting of native plants, creating pollinator gardens, and for seeking assistance from the Colonial SWCD (Soil and Water Conservation District), the Natural Resources Conservation Service (NRCS), the US Department of Agriculture's Farm Service Agency (FSA), and the Plant Hampton Roads Natives websites.
2. Highlight existing demonstration gardens (e.g., Williamsburg Botanical Garden in Freedom Park) and consider planting additional demonstration gardens at County offices or parks.

3. Promote community membership and participation in the local chapter of the Virginia Native Plant Society.

c. Provide and publish design guidance for developers about how to conserve high-value cores and corridors within and between developments. (ST)

Recommendations:

1. Provide new design guidance on the County's Community Development webpage, along with guiding principles for minimizing habitat disturbance. See page 46 of this report for examples. New development proposals can be examined for how well they support these design principles.
2. Examine County codes to determine whether exceptions in site layouts can be offered, to allow for minimization of habitat disturbance. Examples include narrowing sidewalks, allowing natural areas to count for required open spaces (as long as some uses are allowed, such as trails or wildlife viewing), providing incentives to leave more acreage in natural open space, and other tools.

d. Add conservation cores and corridors as additional criteria for the County's Purchase of Development Rights (PDR) Program. (ST)

Recommendation:

1. Adopt a new standard and associated points for sites considered for the County's PDR program. Example: add ___# points to the scoring for sites that include 30% or more of an existing habitat core and 30% for sites that support a key connecting corridor. Add ___# additional points for properties that support 50% or greater of natural and cultural assets. The number of points needs to be determined.

e. Use the natural and cultural assets maps and their value and risk rankings to inform the County's Greenspace Program, park acquisitions or other plans. (ST)

Recommendation:

1. Use the maps to a) inform opportunities for the County's Greenspace Program and parks; b) evaluate proposals as to whether they include highest values cores and corridors; c) prioritize linkages that connect parks.

f. Use the Assets Risk Map to identify areas where public park infrastructure will be flooded and may need expansion. (MT-LT)

Recommendation:

1. Create plans for each County park that may be impacted by future flooding. Plans may entail moving infrastructure, applying for funds to restore living shorelines in encroachment areas, or, in some cases, finding new access areas to make up for lost shoreline access.

g. Work with the Jamestown Rediscovery Foundation, Preservation Virginia, and the National Park Service at Jamestown to protect the 1607 fort, town, and prehistoric archeological sites on Jamestown Island. (ST)

Recommendations:

1. Continue dialogue with the above organizations to determine their plans for protecting both archaeological assets and refuge areas for displaced wildlife on or near Jamestown Island.
2. Determine which, if any, strategies require the support of James City County and develop recommended next steps. Note that since this area is a major tourist attraction and holds irreplaceable historical resources, it is in all parties' best interests to identify strategies to adapt to ongoing environmental changes.

h. Review the County's land management/master plans for opportunities to improve habitat health and diversity, and for water quality benefits that can be derived through improved site and landscape designs. (ST)

Recommendation:

1. Consult with the Virginia Department of Forestry's County forester, local conservation groups, and other experts regarding onsite conditions and best practices to manage and promote natural resource health on County properties.

i. Develop zoning tools and guidance for siting large-scale solar sites to avoid or minimize disturbance of habitats or cultural resources. (ST)

Recommendations:

1. Create a staff working group to investigate how to amend County ordinances to address large-scale solar sites.
2. Evaluate existing related guidance and processes for permitting large, utility-scale solar sites and amend ordinances or include special use permit conditions that protect or enhance natural or cultural resources on such sites.
3. Draft new ordinance/siting policies for review and adoption by the Planning Commission and the Board of Supervisors.

j. Encourage landowners to keep their land in forest cover. (MT)

Recommendation:

1. Evaluate the suite of Virginia's legal land conservation tools, such as the purchase of development rights (PDRs), tax credits for forest conservation near important resources, technical assistance, planned forestry rotations, replanting, and timbering, where appropriate, to facilitate continued, long-term forest cover.

k. Encourage land preservation groups to seek voluntary conservation easements for properties that have natural and cultural assets. (ST)

Recommendation:

1. Meet with local land preservation groups to educate them about high-value landscapes (cores and corridors) and data to use when enlisting landowners in establishing conservation easements.

l. Work with developers to conserve substantial amounts of high-quality habitat cores or conservation corridors. (ST-ongoing)

Recommendations:

1. Evaluate potential incentives, such as expedited permitting and other tools, to help the development community conserve high-value habitats when creating subdivision plans.
2. Develop a fact sheet of benefits for conservation design and preservation of open spaces. (See the Conservation Development guidance from County consultants.)
3. Provide a “Design Options” workshop and offer professional credits (CE, AICP, LAR credits) to involve local engineers and designers in discussion about preferred layouts and conservation design.

m. Use asset maps to inform the County’s Long-Range Transportation Plans for road siting and design. (ST-ongoing)

Recommendations:

1. Work with the Virginia Department of Transportation (VDOT) to Use the habitat cores and corridors maps when updating six-year road plans and siting future roads. Evaluate whether any already planned roads (not yet fully sited or designed) might be modified to reduce their impact on high-value cores and corridors.
2. Share habitat corridor restoration opportunities with VDOT to use in mitigating road construction impacts to waterways and wetlands by restoring habitat in James City County.
3. Work with VDOT to pursue safety improvements to reduce vehicular conflicts with wildlife.
4. Work with VDOT to reduce speed limits in areas with historic and cultural assets.

n. Continue the stewardship of the irreplaceable prehistoric and historic sites, landscapes, and standing historic structures in the Governor’s Land Archaeological District (GLAD), bordered by Jamestown Island, Route 5, Powhatan Creek, and the James River. (ST-ongoing)

Recommendations:

1. Continue to work closely with the Historic Virginia Land Conservancy (HVLC), the American Battlefield Trust (ABT), and other entities to preserve archaeological sites, landscapes, and historic structures in the GLAD, the “Gateway” to James City County’s past and to the Jamestown vicinity museums.
2. Consider options for James City County to maintain its long-standing stewardship of the GLAD by pursuing historic preservation of land (by easements, purchase of development rights (PDR), or fee simple purchases) recorded as important: for spiritual and subsistence reasons to local Native Americans; as representative of the agricultural labors and artisanship of African Americans; and, as a record of significant historical events since 1607, such as the 1781 Battle of Green Spring.

o. Support the conservation and protection priorities of the Lower Chickahominy Watershed through membership in the Lower Chickahominy Watershed Collaborative. (ST-ongoing)

Recommendations:

1. Communicate and coordinate with other members of the collaborative regarding land conservation, land protection and economic opportunity issues important to James City County.
2. Actively participate in the steering committee and work groups to improve physical recreational infrastructure; support sustainable economic development; enhance river advocacy, education, and marketing; promote land conservation and landowner education; ensure protection of sites and traditions that are sacred and historic to the tribes; and increase ecological restoration and stewardship in the watershed.

Goal 2: Conserve and protect high-value agricultural soils and historic farms to support the agricultural economy and continue the County's agrarian heritage.

Rationale: Agricultural soils support local food production and the local agrarian economy. As the County continues to grow, protection of high-value soils that are location specific is more important than ever. Many iconic views and historic places in the County are supported by the farms and fields spread across this historic landscape. Farms also provide habitat for such birds as quail and owls, as well as amphibians, small mammals, and such beneficial insects as butterflies and bees. These landscapes need additional support to continue to thrive as pressures from growth encroach on their borders. Helping farmers find other ways to subsidize their incomes through heritage tourism (e.g., pick-your own or pet-your-own farms) can help them weather economic downturns or the loss of acreage and markets. Farms also provide avenues for species to move across the landscape and provide bridges between high-value habitat cores. The County can play a role in helping farmers realize more economic value from their lands and minimize associated land costs such as taxes, through programs such as Purchase of Development Rights or Use Value Taxation.

In September 2014, the County adopted a Strategy for Rural Economic Development that called for new ways to support smaller farms and to help farmers realize more value from their farms. This study should be consulted and implemented, as resources allow. Since 2014, "farm to table" has expanded even more as a desired marketing tool for restaurant and hotels, and there may be more and newer small farms that need help developing farm plans and marketing their goods and services.

Another challenge is the aging of farmers (both a state and national problem) and the lack of investment for retirement, such that farms have no "next generation" to take over the family farm. The average age of a Virginia farmer is 58 years old (Virginia Department of Agriculture and Consumer Services). Programs such as Farm Link help connect new farmers who lack land and resources with soon-to-retire farmers who want to pass their land and equipment to those who want to get into farming but lack adequate capital to get started. The more the County can support its farms, the more it will continue to have a healthy landscape and a diverse economy.

Objectives:

- a. Include high-value agriculture soils maps in County Geographic Information System (GIS) layers and property information and recommend minimal disturbance of those soils during development (especially for utility solar sites). (ST-ongoing)

Recommendations:

1. Include standards to avoid disturbance of high-value soils, as well as standards for stormwater management to avoid erosion as part of solar utility siting guidance/requirements.
2. Work with developers to conserve areas with high-value agricultural soils.

b. Facilitate continued agriculture by promoting the Farm Link program, which helps help young farmers and retiring farmers connect and make plans to keep the lands in agricultural use. For more, see: <https://virginiafarmlink.org/>. (MT)

Recommendations:

1. Work with the Colonial SWCD, the Extension Service, NRCS, and FSA to support an education campaign including workshops about Farm Link and other helpful resources.
2. Attend such events as the Farm Bureau Annual meeting to discuss and promote Farm Link and steps to enlist more farmers.

c. Promote expansion of existing agricultural and forestal districts (AFDs) to those farms with the highest value agricultural soils that are currently outside of the district. (MT)

Recommendations:

1. Create an outreach campaign targeted to landowners who meet this criterion and promote their inclusion in the district.
2. Evaluate the degree to which high-quality agricultural soils are protected within districts.

d. Create a tourism route (map and application) to direct visitors and residents to current heritage and agritourism sites and promote this through <https://www.virginia.org/places-to-visit/regions/hampton-roads/williamsburg/> and on the County's website <https://explorejccva.com/2928/AgritourismFarming>. (MT)

Recommendations:

1. Post the existing recreation and culture maps on the County's website, so people can navigate to these locations.
 2. Explore options to better promote these sites (beyond only visiting Jamestowne and the national battlefields). Create a local brochure (see examples from Lancaster County, Virginia).
 3. Explore and promote grants available from the state at <https://www.vatc.org/grants/> and obtain funding for an app with a digital navigation map with site descriptions.
- e. Create educational opportunities and host a workshop on agritourism to bring more farms into the tourism network, thereby providing additional revenue to sustain existing farms. (ST-ongoing)

Recommendations:

1. Work with the local farm bureau, Colonial SWCD, the Extension Service, NRCS, and FSA and interested residents to design and implement a curriculum for how to start, or enhance, an agritourism business. Provide the steps for zoning (if any), crowd management, sales,

advertising, and revenue types (e.g., pick your own, farm stands, day-on-the-farm festivals, *etc.*)
Note that several County residents have expressed interest helping to plan and host the event.

2. Form an on-going committee to continue to support and promote agritourism.
3. Consider applying for a grant to support this education and training work.

<https://www.vdacs.virginia.gov/agriculture-afid-planning-grants.shtml>

f. Prior to future Agricultural and Forestal District (AFD) renewals, explore lengthening the AFD terms with property owners, to promote the long-term stewardship of highly valued landscapes. (MT)

Recommendations:

1. Form a staff working group to evaluate the pros and cons of changing the AFD term length and share information on the pros and cons with property owners and the County's AFD committee before the next renewal period.
2. Survey property owners regarding their interest in longer terms and present the results to the AFD committee and Board of Supervisors for consideration.

Goal 3: Facilitate voluntary planting projects to extend the width of vegetated buffers to serve as wildlife corridors and to protect the water quality of County waterways.

Rationale: Stream buffers can remove 97% of sediment, 80% nitrogen, and 77 % phosphorus pollution from runoff, thereby protecting rivers and bays. The wider the buffer, the more pollutants are removed. Vegetated stream buffers facilitate the abundance of local species by serving as key corridors for wildlife movement. These vegetated shoreline areas also buffer shoreline properties from storms, and from wind and wave impacts (also known as "fetch"). Vegetated buffers stabilize river and coastal banks, preventing excessive erosion, which can cause sediment pollution and clog waterways, making them difficult to navigate. Better water quality also supports other uses, such as fishing, aquaculture, boating, and swimming.

The Commonwealth of Virginia needs to plant tens of millions of new trees along streams to meet its goal to protect the Chesapeake Bay – and James City County can be a key partner in this effort. There are also many programs available to pay landowners to leave riparian areas forested, such as those provided by the Virginia Department of Forestry (VDOF), which can provide financial compensation to landowners who forgo harvesting trees along rivers, streams, and bays. The USDA also provides funding to fence cattle away from streams and restore streamside forests through its Conservation Reserve Enhancement Program (CREP).

Objectives:

- a. Educate landowners, homeowners, and neighborhood associations on the importance of healthy vegetated buffers for both water quality and wildlife. (ST-ongoing)

Recommendations:

1. Provide a fact sheet or link from the County's website to educational materials about healthy streams and coastal buffers.
 2. Publicize the County's Clean County Commission's Good Neighbor grant program to landowners who may want to plant buffers or restore habitats.
 3. Host a local workshop with VDOF for landowners and neighborhood associations interested in having buffers on their properties. Identify landowners with property along identified habitat corridors that could benefit from additional forested buffers.
 4. Promote the Virginia for Clean Water grant's program that funds buffers and apply for tree planting funds from VDOF. For more, see: <https://dof.virginia.gov/urban-community-forestry/urban-forestry-community-assistance/virginia-trees-for-clean-water-grant-program/>.
 5. Partner with the James River Association's James River Buffer program to conduct additional outreach to riparian landowners. For more, see: <https://www.jamesriverbuffers.org/> They are currently working in the upper and middle James River watershed, and they could expand their efforts to serve the lower James River watershed.
- b. Partner with VDOF to plant stream buffers along streams and prioritize those that serve as connections between highly valued landscapes. (ST-ongoing)

Recommendation:

1. Meet with staff from the VDOF to determine outreach strategies to help landowners conducting forestry to Use the state's buffer funding program. Identify those properties that serve as main habitat corridors or habitat cores.
- c. Seek an increase in the County's Community Rating System points to allow for additional discounted flood insurance premiums for landowners. (MT)

Recommendations:

1. Use this plan to seek an increase in the County's flood risk rating. Each of the habitat cores in James City County contains at least one federally listed endangered species. Protecting habitat cores meets FEMA's requirement to protect species (in addition other benefits such as storm buffering, protection of rivers and streams) For more guidance on FEMA risk ratings, see: <https://wetlandswatch.org/crs-guide>
- d. Prevent stormwater impacts from utility-scale solar projects by adopting stormwater standards as required by the Virginia Department of Environmental Quality. (ST)

Recommendation:

1. This effort is currently underway and should be soon completed.

Goal 4: Promote biodiverse landscapes to improve habitats within the built environment.

Rationale: Naturally healthy landscapes in the coastal plain are also biologically diverse and support a multitude of native species. However, when developments are built, they usually remove the first 1-2 feet of topsoil during the grading process, resulting in poor quality and less supportive soils, while replacing lost forested areas with only a few different types of trees. To support native insects, such as pollinators that promote healthy landscapes and food, as well as local native birds, and to ensure that neighborhoods and developed areas are well-shaded, pleasant and healthful for residents, the County should upgrade its requirements for tree planting. Well-treed neighborhoods hold their financial value, while lower tree diversity can result in problems such as tree loss when a single species is hit by a pest or disease. In urban areas where there are only one or two species of trees, if one of those species is attacked by a pest, such as the emerald ash borer that targets elm trees, or crepe myrtle bark scale that can kill crepe myrtle trees, then an entire development may be left with few or no trees.

Tree roots also need adequate soil volume to provide structural support and nutrients. Trees planted in cramped, shallow areas may soon die – which is the reason the average age of an urban tree is just 9 years. This may result in denuded, treeless urban heat islands and significantly hotter neighborhoods in the future. This is why tree planting standards specifying adequate planting areas are also important. Trees provide other benefits too, such as stormwater uptake and reduced standing water and flooding. They also support home values and clean the air of pollutants. Therefore, having well-treed neighborhoods is important for community well-being.

Objectives:

a. Update the County’s existing code for street trees in new developments to specify biodiverse street tree plantings of at least five different species of street/yard trees, to be varied at the block level and provide tree care education to residents. (ST)

Recommendations:

1. Amend the existing County code to add a tree diversity requirement.
2. Develop a brochure for residents about the importance of healthy trees and how to care for newly planted trees.
3. Add new best management practices (BMPs) and standards for tree and shrub planting to ensure better tree survival in development sites.
4. Research soil volume requirements and develop new codes and illustrations for how to plant trees.
5. Consider requiring that planting specifications are included on site plans to ensure that trees are planted properly.
6. Promote the current option of bonding landscaping to developers to ensure they realize that they can defer planting to times that are more optimal for tree survival (e.g., dormant seasons).

b. Review the recommended tree and shrubs list to ensure it includes suitable species by locations (streets, yards, parking lots). (ST)

Recommendations:

1. Work with the VDOF's Forestry's Urban and Community Forestry Program or hire an arborist to develop a tree list suitable for the coastal plain and code the trees by suitability for locations .
2. Engage TreesVA and other local experts to review the list to ensure that it contains species that can be easily obtained from local or regional nurseries.
3. Publish the new list on the County's website and conduct outreach to local landscape designers, engineering firms and developers to make them aware of the preferred species and how to Use the list in developing tree specifications for site plans.

c. Promote the use of native plants in planting projects. (ST-ongoing)

Recommendations:

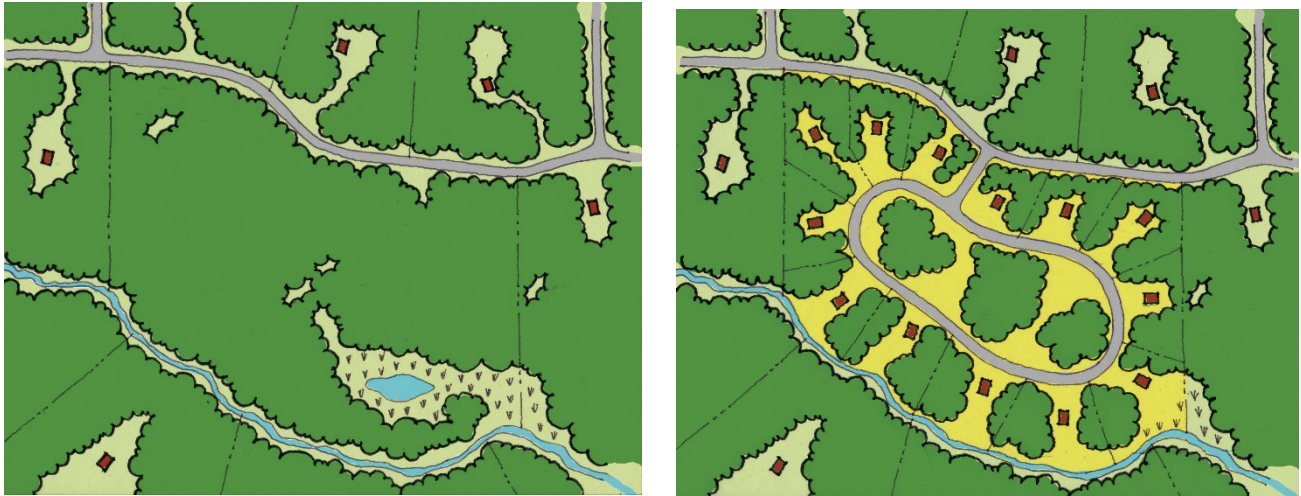
1. When updating the County's landscape ordinance, provide additional guidance on the benefits of using native and non-invasive species for landscape buffers and other landscaped areas.
2. Consider new designs for un-used open spaces that could be managed as meadow or other habitats using native plants, and thereby reduce the costs of maintenance, such as mowing (note that even natural habitats such as meadows need to be managed to maintain their specific land cover).
3. Promote biodiverse plantings in layers to provide visual interest and support multiple species; thus, instead of having only one vegetation type, encourage the use of multiple types such as groundcover, wildflowers, shrubs, and trees.



VIII. Design Guidance

There are many alternatives for site layouts that can conserve cultural, scenic or natural assets through a site. There are also ways to enhance opportunities for recreation within communities. Following are several sketches of options to consider.

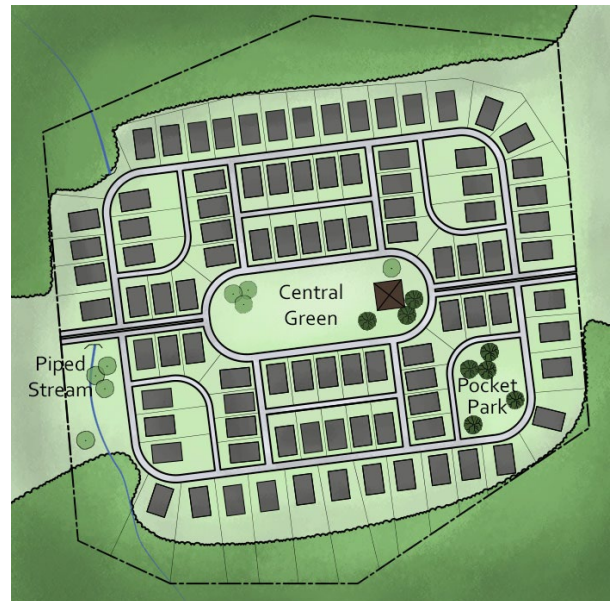
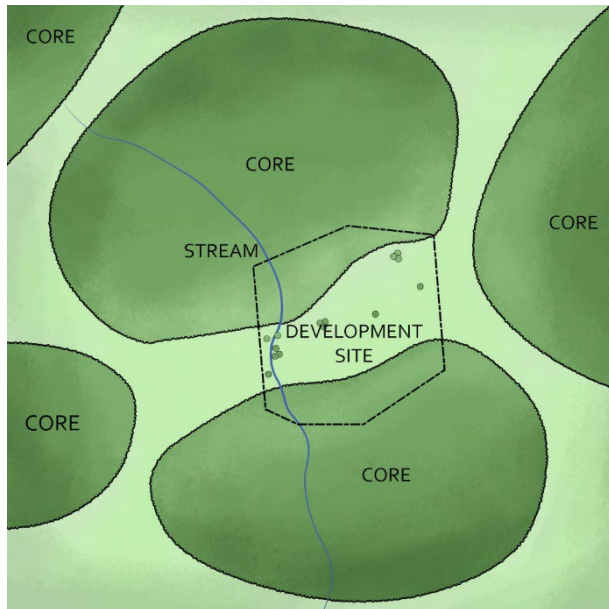
Scenario one:



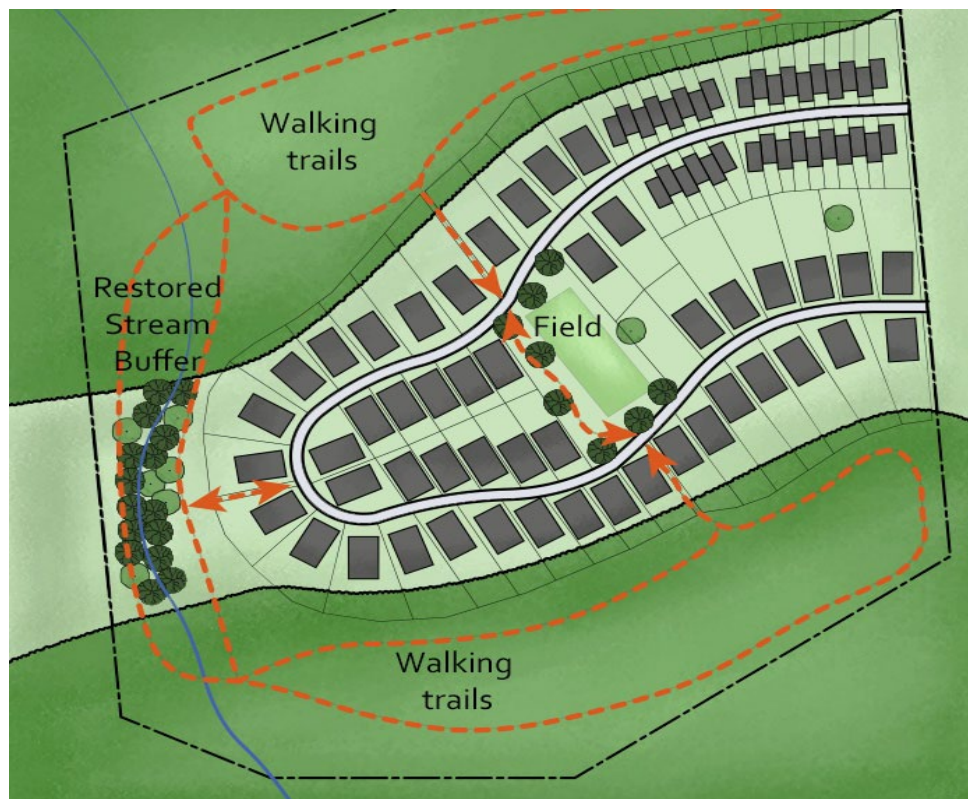
In the top left image, a site with wetlands and forests is to be developed. In the top right image, the site is developed with a green space in the middle while the wetland is impacted to make room for houses. But what if the site were developed with smaller lots? The image below shows an alternate scenario that provides recreational trails within the development, realizing the same number of units without impacting the site's natural assets. The open space land is still taxed because it is part of the community.



Scenario Two:



In the top left image, a site to be developed intersects two habitat cores. In the top right image, the site is developed with a green space in the middle while the stream is piped (with permission from the U.S. Army Corps) and the cores are impacted to make room for houses. But what if the site were developed with smaller lots? The image below shows an alternate scenario that provides recreational trails within the development, realizing the same number of units without impacting the site's natural assets. The open space land is still taxed because it is part of the community and there is access to trails and a restored stream buffer.



IX. Funding

While some elements of this plan can be implemented by James City County, other initiatives, such as planting vegetation along rivers to buffer water quality or to provide corridors, will likely need additional funding. Furthermore, it's important to note that implementation is not without cost, even when outside grants are unnecessary. County staff time will be required to follow through on the strategies, and County staff will still need to plan for these activities as part of their annual work plans. Some work may be undertaken through the use of outside consultants paid for by County funds or by grants, or a combination of both. Many residents have also indicated a desire to contribute and there are many opportunities for Eagle Scout or other volunteer projects to restore a wildflower meadow, plant trees, or create an interpretive sign to voluntary workshops to engage residents in habitat restoration. Should the County embark on more activities to engage volunteers in this Plan, which will also require extra staff time.

Funding Sources

Below are resources that the County or partner organizations may wish to pursue to help accomplish the recommendations within this Plan:

Alliance for the Chesapeake Bay and Chesapeake Forest Fund Tree Planting Program - funds private landowners to plant trees on open land

Arbor Day Foundation, Tree City USA Designation Benefits: [Access to Grants and Funding Opportunities](#)

Audubon Society Conservation Grants: Annual Grants to Fund Efforts for Bird Habitat Conservation

Virginia Department of Forestry: <https://dof.virginia.gov/financial-assistance-programs/>

- Mountains to Bay Buffer Program with the Chesapeake Bay Foundation
- [Virginia Trees for Clean Water Grant Program](#)
- [Urban and Community Forestry Grant Program](#)
- [Riparian Buffer Tax Credit Program](#)
- <https://dof.virginia.gov/wildland-prescribed-fire/wildfire-preparation/financial-assistance-programs-for-wildfire-preparation-and-suppression/firewise-virginia-community-hazard-mitigation-grant/>

Virginia Department of Conservation and Recreation: <https://www.dcr.virginia.gov/grants-funding>

- Planning and Recreation Resources Grants and Funding: <https://www.dcr.virginia.gov/recreational-planning/grants>
- Virginia Land Conservation Foundation: [Virginia Land Conservation Foundation](#) Aids in buying properties from individuals by matching up to 50% of total project costs, so that the land can be designated for conservation-based efforts
- [Agricultural cost-share and tax credit programs](#)

Virginia Department of Agriculture and Consumer Services

- Agriculture and Forestry Industries Development (AFID) Fund:
<https://www.vdacs.virginia.gov/agriculture-afid-facility-grants.shtml>

Natural Resources Conservation Service (NRCS)

- Conservation Stewardship Program: Conservation Easement Grant Program with the Natural Resources Conservation Service (NRCS)
<https://www.nrcs.usda.gov/wps/portal/nrcs/detail/?cid=stelprdb1252394>

National Fish and Wildlife Foundation Grants: <https://www.nfwf.org/programs>

- Acres for America: leading public-private land conservation partnership
<https://www.nfwf.org/programs/acres-america>
- Bring Back the Native Fish – protects sensitive native fish species across US:
<https://www.nfwf.org/programs/bring-back-native-fish#:~:text=Bring%20Back%20the%20Native%20Fish%20invests%20in%20conservation%20activities%20that,adjacent%20to%20federal%20agency%20lands.>
- Chesapeake Bay Stewardship Fund – helps local communities clean up and restore polluted waterways: <https://www.nfwf.org/programs/chesapeake-bay-stewardship-fund>
- Conservation Partners Program – provides funding to support technical assistance to private landowners to maximize benefits of Farm Bill programs:
<https://www.nfwf.org/programs/conservation-partners-program>
- Five Star Urban Waters Restoration Grant Program – seeks to address water quality issues in priority watersheds: <https://www.nfwf.org/programs/five-star-and-urban-waters-restoration-grant-program>
- Longleaf Landscape Stewardship Fund – supports longleaf pine restoration projects:
<https://www.nfwf.org/programs/longleaf-landscape-stewardship-fund>
- National Coastal Resilience Fund – restores natural infrastructure to protect coastal communities that enhance habitats for fish and wildlife: <https://www.nfwf.org/programs/national-coastal-resilience-fund>
- Resilient Communities Fund – investments in green infrastructure to prepare communities for future environmental challenges: <https://www.nfwf.org/programs/resilient-communities-program>

National Park Service:

- The Land and Water Conservation Fund State and Local Assistance Program:
<https://www.dcr.virginia.gov/recreational-planning/lwcf>
- Rivers, Trails, and Conservation Assistance Program (technical planning support):
<https://www.nps.gov/orgs/rtca/index.htm#>

US Department of Agriculture:

- USDA Conservation Innovation Grants Virginia:
<https://www.nrcs.usda.gov/wps/portal/nrcs/main/va/programs/financial/cig/>
- USDA Conservation Programs: <https://www.fsa.usda.gov/programs-and-services/conservation-programs/index>

U.S. Fish and Wildlife Service:

- Partners for Fish and Wildlife – 75-90% cost share to landowners for habitat improvements:
<https://www.fws.gov/partners/>

Virginia Soil and Water Conservation Districts: [Virginia Conservation Assistance Program](#)

Virginia Department of Environmental Quality:

- Living Shoreline Loan Program – Local governments are eligible for loans to construct living shorelines, including the costs of design and planning:
<https://www.deq.virginia.gov/home/showpublisheddocument/4666/637475303970100000>

Virginia Tourism Corporation: <https://www.vatc.org/grants/>

James City County's Clean County Commission Stewardship Grants:

<https://jamescitycountyva.gov/3509/Good-Neighbor-Grant>

X. Appendixes

Appendix A: Related 2045 Comprehensive Plan Goals, Strategies, and Actions

Following are goals, strategies, and actions from the County's 2045 Comprehensive Plan that can be supported specifically by this plan. Note that there are other strategies, such as the County's watershed plans, that this plan also supports.

Our County, Our Shared Future - James City County 2045 Comprehensive Plan

(adopted October 26, 2021)

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.

ENV 1 - Protect and improve the quality of water in County watersheds, wetlands, and waterways including water bodies that discharge into the Chesapeake Bay.

ENV 1.5 - Implement comprehensive coastal resource management guidance, consistent with the policy that living shorelines are the preferred alternative for stabilizing eroding shorelines prior to consideration of structural stabilization methods.

ENV 1.5.6 - Promote the preservation of open space in areas adjacent to marsh lands to allow for inland retreat of vegetation and additional water containment areas as sea level rises.

ENV 1.5.7 - Evaluate and consider opportunities for grants, cost sharing partnerships between public entities and private property owners, and other funding sources for construction of living shorelines.

ENV 1.16 - Develop funding and implementation mechanisms for the watershed protection and restoration goals and priorities from watershed management plans adopted by the Board of Supervisors. (WMPs contain recommendations for parcels to conserve.)

ENV 1.17 - Continue to develop watershed management plans for the remaining County watersheds, and to update existing watershed management plans that identify environmentally sensitive areas and specific protection, restoration, and retrofit recommendations. Include in those studies an evaluation of the impact of the change in precipitation events in the watershed.

ENV 1.19 - Continue to follow the progress of the Lower Chickahominy Watershed Study and incorporate final recommendations into local policies and Ordinances.

ENV 1.22 - Conduct an analysis of the impacts of sea-level rise, tidal flooding, and non-tidal flooding in the areas around Chickahominy Haven, Powhatan Shores, and other impacted areas based on the work of Virginia Institute of Marine Science, the Commonwealth Center for Recurrent Flooding Resiliency at Old Dominion University, and other relevant agencies.

ENV 2 - Continue to promote public knowledge of and involvement in County environmental programs and initiatives.

ENV 2.1 - Continue to educate the public about voluntary techniques to preserve and protect environmentally sensitive lands; wildlife habitats; water quality; and watersheds, agricultural, forestal, and other open space lands through County programs, including but not limited to, the Clean Water Heritage program.

ENV 3 - Protect and conserve environmentally sensitive areas, and work to maintain or promote the ecosystem services provided by all natural areas.

ENV 3.1 - Maintain and promote biological and habitat diversity, ecosystem services, and habitat connectivity by protecting wildlife and riparian corridors between watersheds, sub-watersheds, catchments, and tidal and nontidal wetlands, and by developing and implementing a green infrastructure plan.

ENV 3.2 - Develop specific recommendations for voluntary and regulatory means to protect resources identified in studies, such as the Regional Natural Areas Inventory, and watershed management plans for County watersheds.

ENV 3.3 - Continue to update mandatory tree protection standards and examine tree canopy protection standards.

ENV 3.4 - Continue to develop and enforce zoning regulations and other County Ordinances that preserve to the maximum extent practicable rare, threatened, and endangered species; wetlands; flood plains; shorelines; wildlife habitats; natural areas; perennial streams; groundwater resources; and other environmentally sensitive areas.

ENV 3.5 - Continue to gather and gain technical knowledge on data that is available to help the County identify and map its natural and cultural assets, and, where appropriate, use such data as an information tool to help guide decisions during the creation of regulations and policies to provide guidance to property owners and development proposal applicants on lands best suited for development, and to inform open space preservation efforts.

ENV 3.6 - Ensure that site development projects, including those initiated by the County, are consistent with the protection of environmentally sensitive areas so that development projects do not exacerbate flooding in flood prone areas.

ENV 3.7 - Seek to maintain and protect forested land and recognize the benefits it provides by sequestering carbon dioxide.

ENV 3.7.1 - Investigate changes to the Zoning Ordinance including renaming the A-1, General Agricultural District and re-examining lot sizes and clustering provisions to acknowledge and encourage preservation of forested land.

ENV 3.7.2 - Assemble a local flood resilience plan to address the County's flood resilience needs using existing plans where available and supplementing with additional documentation where necessary. Incorporate resiliency plan items from other chapters including Transportation, Land Use, and others.

ENV 4.9 Proactively work with private, local, regional, state and federal organizations to implement innovative solutions to improve air quality, including through the protection and enhancement of natural resources such as forest ecosystems

ENV 4.6 - Investigate ways to amend the County Ordinances to address alternative energy production, and to amend ordinances or include special use permit conditions that protect and enhance natural resources on alternative energy production sites.

ENV 4.6.1. In Ordinances or as development approval conditions, include provisions to minimize clearing of forested land.

ENV 4.6.2. In Ordinances or as development approval conditions, implement best practice documents on the inclusion of native pollinator plants.

ENV 4.10 - Use resources from the HRPDC or other applicable organizations to periodically monitor sea level rise at the local and/or regional level.

ENV 4.11 - Evaluate adjustments to watersheds, floodplains, and resource protection areas with changes to the VRMC mean high water line.

ENV 4.11.1 - Use predicted shoreline protection needs to inform shoreline protection strategies and to re-examine relevant County master plans.

ENV 4.11.2 - Notify landowners of likelihood of shoreline impacts based on shoreline protection needs.

ENV 4.12 - Continuing James City County's partnership with VIMS and the HRPDC to more fully identify specific issues with respect to riverine flooding, storm surge, sea level rise, and other conditions affecting coastal flooding in James City County.

COMMUNITY CHARACTER GOAL - The County will be a good steward of the land by preserving and enhancing the scenic, cultural, rural, farm, forestal, natural, architectural, and historic qualities that are essential to the County's distinctive character, economic vitality, and the overall health and quality of life of its residents.

CC 1 - Preserve and enhance entrance corridors and roads that promote the rural, natural, or historic character of the County.

CC 4 - Integrate community character considerations in open space planning and programs.

CC 4.1 - Continue to gather and gain technical knowledge on data that is available to help the County identify and map its archaeological, historic, and cultural assets, and, where appropriate, use such data as an information tool to help guide decisions during the creation of regulations and policies, to provide guidance to property owners and development proposal applicants on lands best suited for development, and to inform open space preservation efforts.

CC 4.2 - Devote resources to and operate programs to preserve or enhance components of the County that significantly contribute to community character, including historic properties and cultural heritage landscapes, scenic properties and viewsheds, agricultural and forestal lands, and entrance corridors, community character corridors, community character areas, and other special places. Integrate these considerations with others found in the Parks and Recreation, Environment and Land Use chapters. In addition, collaborate with other entities, the private sector, and landowners in these efforts.

CC 5 - Preserve existing vegetation as possible and appropriate during development.

CC 5.1 - Use County Ordinances and/or policies as enabled by the Code of Virginia to require a more detailed phased clearing plan that minimizes the removal of existing trees and ensures tree preservation requirements are implemented during the site plan review and pre-construction phase of development. Consider developing requirements for County staff to inspect projects pre-and-post construction specifically to ensure compliance with the tree protection requirement of the Zoning Ordinance.

CC 5.2 - Promote the Optional Specimen Tree Designation to enable more developers to preserve specimen trees that are not within required tree save areas.

CC 5.3 - Continue to enforce existing methods/requirements the County uses during planning, pre-construction, construction, and post-construction phases to make sure tree preservation measures are properly performed, resulting in healthier trees, buffers, and proper maintenance.

CC 6 - Identify and protect archaeological and historic sites.

CC 6.1 - Require that archaeological studies for development proposals are conducted and require their recommendations to be implemented.

CC 6.2 - Update the document Preserving Our Hidden Heritage, an assessment of the archaeological resources in James City County. Review the document prior to each Comprehensive Plan revision and perform a complete revision every 10 years to include new site surveys.

CC 6.3 - Pursue the preservation of historic and archaeological sites of the County by:

CC 6.3.1 - Enlisting the assistance of the County's Historical Commission in updating the County's inventory of historic places.

CC 6.3.2 - Promoting voluntary techniques for preservation of these properties.

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.

ED 2 - Continue to explore opportunities to diversify James City County's economy in order to strengthen the economic base and long-term resilience. (Relates to recommendations in the Strategy for Rural Economic Development)

ED 2.1 - Promote tourism, including eco-tourism and agri-tourism and associated industries as a year-round asset.

ED 6.3 - Promote existing ecotourism and agri-tourism venues and support the establishment of new ones, where appropriate.

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.

PR 1 - Ensure that the number and type of facilities and programs meets citizen needs for recreation and open space.

PR 1.1 - Implement the specific strategies and tactics approved in the current James City County Parks & Recreation Master Plan. (This plan includes a needs analysis for different types of facilities, including parkland)

PR 1.2 - Prioritize potential property acquisition for parks in underserved areas of the County, as identified in the needs analysis in the current Parks and Recreation Master Plan or the outdoor recreation category of the ConserveVirginia model.

PR 2 - Continue to develop an integrated network of linear parks, trails, bikeways, sidewalks, and greenways with connections to a regional greenway system that allow foot or bike access to destinations and that preserve the diverse natural, cultural, scenic, and environmental resources of the community that contribute to recreation activities.

PR 2.1 - Continue to coordinate with the Virginia Department of Transportation (VDOT), the Historic Triangle Bicycle Advisory Committee, and local running, hiking and bicycling clubs to develop a bikeway network consistent with the adopted Regional Bikeways Map.

PR 2.2 - Update the Greenway Master Plan and develop a new strategic Action Plan based on the current needs, conditions, objectives and funding resources in order to continue to improve bike and pedestrian connectivity in the community.

PR 2.2.1 - Continue to seek funding in the Capital Improvements Program (CIP) for the acquisition and use of open space areas and greenways to preserve the scenic, natural, and historic character of the area and to promote public access to these sites.

PR 2.2.2 - Collaborate with adjacent localities, developers, and other interested organizations to align and integrate plans so as to increase bike/pedestrian connectivity.

PR 2.3 - Continue to collaborate regionally to improve connectivity of open space, including but not limited to working with Hampton Roads Planning District Commission (HRPDC) and County staff to develop a local level green infrastructure map, which identifies critical natural, cultural and recreational networks, and develop a plan for implementation.

PR 2.4 - Work with the National Park Service to realize the recreational and cultural potential of national park sites within James City County.

PR 3 - Research and pursue available funding sources for parks and recreation programs and facilities programs that create offsetting expenditures and creating positive cash flows, including through private sector partnerships, the establishment of a park foundation, the use of citizen volunteers, grants and revenue producing facilities.

PR 3.1 - Coordinate outdoor recreation, greenway, Purchase of Development Rights, greenspace, community character and environmental protection programs in order to maximize utility of shared resources and funding.

PR 3.2 - Submit grant applications to secure funds for new parks and recreation programs, services, facilities, and related transportation services.

PR 4 - Continue to provide access to major water bodies for expansion of water recreation opportunities.

PR 4.1 - Seek additional waterfront access on the James, York, and Chickahominy Rivers to improve and expand water access and blueway trail development, especially in areas currently lacking water access, such as the lower James River.

PR 4.3 - Collaborate with the National Park Service to continue to provide trail information at designated Chesapeake Bay Gateways and for the Captain John Smith Water Trail.

PR 4.4 - Provide more public access to waterways for recreation and as part of a collaborative ecotourism/agritourism strategy.

PR 5 - Maintain up-to-date regulations and policies for new development that address neighborhood park facilities, sidewalks, bikeways, and trails as outlined in the Parks and Recreation, Greenway, and Pedestrian Accommodations master plans and that protect open space and natural resources.

PR 5.1 - Continue to encourage new development proposals to identify on-site natural resources and design the development layout in a manner that places the natural resources within protected open space parcels.

PR 5.2 - Encourage new developments to dedicate right-of-way and to construct sidewalks, bikeways, and greenway trails for transportation and recreation purposes, and to construct such facilities concurrent with road improvements and other public projects in accordance with the Pedestrian Accommodation Master Plan, the Regional Bikeways Map, and the Greenway Master Plan.

PR 5.3 - Encourage new developments requiring legislative review to provide public recreation facilities consistent with standards in the Parks and Recreation Master Plan. New developments should have neighborhood parks with trails, bikeways, playgrounds, practice fields, sports courts, and open spaces.

PR 5.4 - Amend Zoning Ordinance regulations to facilitate development of recreational facilities, including but not limited to neighborhood parks, playgrounds, sport courts, fields, and trails within by-right residential developments in accordance with design standards as enabled by the Code of Virginia.

PR 9 - Sponsor educational opportunities that emphasize the connections between parks and recreation and economic development, as well as environmental, conservation, and historical preservation.

PR 9.1 - Enhance existing facilities and marketing efforts to fully promote an ecotourism program that promotes passive recreational opportunities within natural open spaces and special environmental and historical areas and identify and designate public lands in support of this purpose.

PR 9.2 - Continue to promote interpretive signage and programs that provide educational opportunities in cultural and natural resources.

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 nonautomotive forms of transportation and reinforces or is consistent with the goals and land use patterns of the Comprehensive Plan. Strategies and Actions

T 2.2 - Continue to participate in the efforts of James City County, the City of Williamsburg, York County, and the Historic Triangle Bicycle Advisory Committee to coordinate and implement a regional bicycle network, including further joint planning and development of regional funding proposals.

T 3.7 - Develop greenways in a manner that supports their use as one element of an integrated transportation system.

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. Strategies and Actions

LU 1 - Promote the use of land in a manner harmonious with other land uses and the environment. Bikeways Map, the Greenway Master Plan and other adopted plans for guidance.

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 1.6 - Explore 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 2.1 - 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

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.

LU 6.1 - Promote the economic viability of traditional and innovative farming and forestry as industries.

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 a dedicated funding stream for open space preservation programs. Develop information for property owners on the benefits of participating in open space preservation programs.

c. Stay informed of State legislation related to Transfer of Development Rights (TDR) and on the status of TDR programs in Virginia peer localities.

LU 6.1.3 - Continue to update the Zoning Ordinance list of permitted and specially permitted uses in the A-1 zoning district. Investigate adding a development standards policy for those uses that might benefit from a rural location. 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 - As resources allow, support implementation of the recommendations in the Strategy for Rural Economic Development to maintain and create viable economic options for rural landowners.

LU 6.1.5 - Consider funding a staff position for a rural or agricultural development officer to support and help acquire funding for rural protection programs and to undertake other similar activities.

LU 6.1.6 - Protect farming and forestry uses from conflicting activities by encouraging buffers and open space design and by raising awareness among new rural land purchasers about existing farming and forestry uses in the County.

LU 6.1.7 - 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 6.1.8 - Examine the actionable framework from the Lower Chickahominy study and consider incorporating the items recommended by that study that are a best fit with the overall economic development strategies and conservation goals for the County's rural lands.

LU 6.2.1 - Revise the R-8 and A-1 Zoning Districts to set lot sizes to be consistent with the stated Rural Lands designation description and development standards. As part of this amendment, consider easing the subdivision requirements, such as eliminating the central well requirement or permitting the waiver of the central well requirement and/or allowing private streets in limited circumstances, as part of an overall balanced strategy.

LU 6.2.2 - Revise 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 this amendment, consider easing the subdivision requirements such as eliminating the central well requirement or permitting the waiver 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 6.3 - To help retain the character of Rural Lands, develop additional zoning and subdivision tools (e.g., scenic easement dedication requirements, increased minimum lot sizes, increased setbacks, and/or overlay districts) to protect and preserve scenic roadways such as Forge Road. Consider 400-foot setbacks along Community Character Corridors outside the PSA.

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.

Appendix B: Summary of Community Input

Natural and Cultural Assets Plan Community Open House Events' Public Comments Obtained June 22-July 10, 2022

Strategy Flip Chart Notes from the Community Open House

James City County Recreation Center, June 29, 2022

These notes are verbatim and have not been edited in any way.

- ☐ Keep solar farms off lands with good agricultural soils
- ☐ Connect the high schools with the farmers education programs
- ☐ Restore buffers in 100-year floodplains for CRS Credits
- ☐ Advise HOAs in JCC to get rid of invasive tree species !!!
- ☐ Landscapes should be sustainable, we don't need more turf grass!
- ☐ Use native plants in riparian and open space restoration
- ☐ Partner with SWCD and cost share programs and relationships with landowners
- ☐ Show this/educate Peninsula Homebuilders Association
- ☐ James River access (any) for residents of the Grove
- ☐ JCC/Commonwealth of VA partnership to turn Eastern State surplus land into parks and natural green space
- ☐ Don't approve rezoning applications for rural and forested land.
- ☐ (Add) Bicycle shoulders along scenic routes.
- ☐ Colonial Parkway kayak access points at rest areas. Partner with the feds.
- ☐ (Add) Small boat ramp access at Ware Creek – Stonehouse development area.
- ☐ Use complete streets to support habitat corridors and make connections for the assets by all modes of transportation.
- ☐ Join the conservation movement that starts with your yard <homegrownnationalpark.org> Homeowners can be the change for nature by expanding their habitat corridors.
- ☐ Concern Comments (at risk and asset map station)
- ☐ Concerned about potential groundwater pollution from some military sites.
- ☐ News road (Ford's Colony) 800 Dev. Res. (*citizen wrote note, unclear*)
- ☐ News road needs bike safety (problems there now)
- ☐ Eastern State Hospital Redevelopment concerns: too intense development, not enough green space, too much commercial (already have commercial in New Town)

Comment Cards from the Community Open House

James City County Recreation Center, June 29, 2022

These notes are verbatim and have not been edited in any way.

Stormwater/rainwater capture systems for solar panel farms (Goal 1, I think!)

Connect the Clean County Commission (Peg) with the Agritourism workshop lady/ See other comment card with email. Share with Tammy.

Check out Jolly's Mill Pond owners regarding their on-going efforts to support agritourism in James City County.

Goal #1, Support/Liaison/Committee for small non-row crop farmers. Assist with navigating zoning, events, agritourism potential.

Set up a monitoring program to check sub-surface water quality, especially as it impacts aquifers used to gauge the increased water consumption attributed to larger developed areas that may be constructed.

Lots of good ideas but can we slow down development and put emphasis on conserving what's here?

Thank you for the information! As a family and private landowner of a historic property, we are always looking for information on ways to protect our historic home! I know other local landowners who are always interested in conservation efforts!

James City County Community Open House Online Survey

Held Online June 22-July 10, 2022

These notes are verbatim and have not been edited in any way.

Question: Add any comments about the process:

I appreciate the efforts. In my Grove community the proposed site for a future park is now the home of owls, hawks, beaver, rabbits and my favorite...the bluebird. Thank you for taking measures to preserve and protect these areas. Question, why is Ron Springs being rezoned and isn't that area considered an historical site, Old Log Cabin Beach? Question, what efforts are being made to clean up the BASF site... isn't that considered an historical site? Last but not least, storm water and flooding is a big issue in my community.

Have taken the survey but was unaware of the public meeting. Also, thanks for doing this! Our county is developing rapidly and creating a resource list and hopefully complimentary ordinances will help protect what little uniqueness remains.

Do everything we can to protect endangered ecosystems....especially in communities with HOAs not in tune with

Presentation at Rec Center was excellent

A bit too late for most of the County, but appreciate the "effort" to preserve what can be preserved.

So, there is a Friends of the Library group of volunteers. Has JCC considered forming a Friends of the Natural and Cultural Assets group of volunteers?

Commendable effort!

I support and applaud this effort to protect our natural areas , using data and techniques which minimize disruption of these irreplaceable resources.

Recommend speed limit reductions on VDOT roads located near recreational areas and historical sites.

The BASF land needs to be decontaminated. Don't force the impoverished people of Grove to sell their land for your "corridor". Eminent domain is a tool of tyrants. Don't even ask them. Let them keep their property without any flack.

Let's focus on the 620 acres of BASF poisoned land for sale in the Grove. I bet this plan will focus on areas that already have an abundance of riches.

Question: What additional strategies would you like the county to adopt to help conserve or restore its natural and cultural assets?

Community gardens, wildlife sanctuaries or biodiverse landscapes to replace long standing abandoned buildings. Compensate owners of these properties.

TDR and PDR programs and incentives would be huge. An archaeological ordinance banning any non SOI qualified dig from County property and mandating a phase one survey on all new developments. Restricting the use of non-native planting in need developments, while actively working to incentivize conservation will help create a more environmentally and fiscally sustainable County.

Limit development and make better use of existing facilities.

Get serious about advocating recycling and institute a plastic bag ban and a ban on single use plastics. Nothing diminishes our cultural and natural assets like trash. Serious environmental measures would also send a signal to residents and businesses that our natural world matters here. The supervisors who oppose wind and solar power for culture war reasons also need to actually understand what they're doing rather than takes cues from the extremists in Richmond.

Revise all landscaping requirements in the county code to strongly favor NATIVE plants and prohibit all planting of invasive species. Non-native plants may look nice but numerous studies have shown that most non-native plants have little or no ecological value to native insects and other species. Many states and localities require native plantings in new development. It is not hard to do.

Continue to add buffers and corridors to link developments and provide habitat for animals. continue to provide buffers between roads and developments. Provide more trails and bike lanes.

Enforce wetlands violation laws/regulations

Increase funding opportunities to grow farms and agritourism in the county.

Consider the amount of tourists using the assets and maybe limit number of people at a time. Maybe charge fees for

Assessment of ditch depth to help with increasing rain runoff. Particularly in urban areas and developments.

So many great ideas -- I support all of them. None to add at this time.

Work with WJCC school officials to integrate information about local environmental issues and conservation. Include family & community involvement with school projects thus increasing awareness and involvement.

Increased road traffic on Jamestown Rd. Has had a negative impact on deer, turtle and frog population.

Provide tangible incentives for removal of invasive species

Little Town was a community between carters Grove in Kings Mill. That's probably in that area where Kings Mill built down into Grove... Probably where the golf course is. It should be recognized and remembered. Carter describe should not have been allowed to be sold to private owners. It should be a national park. Martin's hundred should be represented. There should be a museum here that displays the communities history.

Focus most on community's that are underserved.

Examine forest carbon sequestration as an alternative source of income (\$106 per acre per year) for AFD owners that would result in a 30 year conservation easement.

Question: Are there additional partners or non-government groups that the county could partner with to achieve any of the objectives? If yes, please specify for which objective (e.g., Goal 1, obj. b) and how this partner or group(s) could help.

The American Battlefield Trust, Williamsburg Battlefield Association, and the James River Association.

Nature Conservancy to secure and protect lands.

Maybe Ducks Unlimited for Goal 3

Volunteers for tree planting

Question: Is there anything else you would like to share about these strategies with us?

Compostingcouncil.org See the many benefits of composting and how it would work well with these strategies.

Let's put some teeth behind the resource survey so it's impactful. Lastly, please add the Spencer's Ordinary battlefield to your list. The ordinary site is undeveloped and would be a boost to cultural tourism.

Continue to hold community outreach meetings. Many are concerned.

I found the maps and recommendations very informative and reasonable. I do not understand based on the existing plan and your updating recommendations how the recent refining and approval of plans for land along Old Stage and Barnes Rds. occurred. It seems to go against the Natural and Historic Habitat preservation goals.

Okay the area is beautiful partly due to the diversity and quantity of trees and the waterways. The current parks should be supported and improved. Bike lanes between parks and areas should be included.

I attended the 6/29 presentation and was encouraged to learn about these efforts to preserve what's left. I was disappointed at the end when a developer/supervisor highjacked the meeting to push his views, which clearly were money-oriented and did not prioritize wildlife and native vegetation.

I would advocate for species of plant life that are native to the area. And not invasive, such as pear trees.

Why can't JCC require developers the items listed instead of offering an incentive for developers to include green areas, etc.? JCC can work with HOA's to have them work with homeowners within their neighborhoods to conserve and improve the environment. HOAs may welcome the dialogue and guidance and create social groups within their individual HOAs to work on projects. JCC has exploded in housing the past 2 decades and a lot of the strategies that were listed under the goals weren't in place. However, there are still a lot of things that those newer neighborhoods can do regarding improving the environment.

I am grateful for the efforts you have discussed in your presentation, which give recognition to the intrinsic value of intact natural habitat. These treasures cannot be replaced and provide mental and physical health benefits to all residents and visitors to James City County .

The new maps are amazing and will undoubtedly lead to an increase in tourist foot traffic and bike traffic. However, the increase in pedestrian traffic is consistently in conflict with higher speeds on VDOT roads. This is especially true on the intersection of Jamestown Rd. and the Capital Trail cross walk. The higher road speeds and lack of pedestrian safety lighting is in direct conflict with the intended results of this strategic plan.

Where/whenever possible rein in development!

People don't just want to see Conservation happening, but I wanna see our Community strengthen and then built up better.

Move away from industrial, rezone long empty industrial properties to less polluting businesses.

Sea level rise will severely impact high-value habitats for some AFDs in the Gordon and Yarmouth Watershed. Alternative conservation easements with the VOF should be explored like POWHATAN ASSOCIATES parcel 3440100004 and WRIGHTS ISLAND GAME ASSN 2030100001 would mitigate the loss of the AFD status in the long term.

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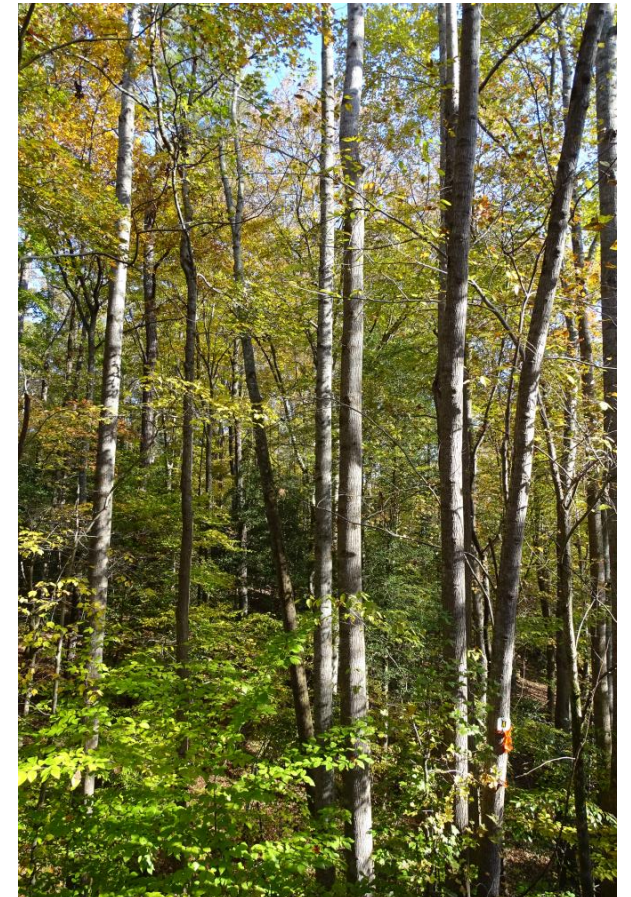
JAMES CITY COUNTY Natural & Cultural Assets Plan

By Karen Firehock, Project Consultant
for James City County



Planning Commission Meeting
October 5, 2022

Images of James City County by GIC Consultants





JAMES CITY COUNTY Natural & Cultural Assets Plan

Presentation

- I. Project Origin
- II. Process
- III. Mapping
- IV. Community Input
- V. Plan Strategies
- VI. Next ...



Great Blue Heron at York River State Park



JAMES CITY COUNTY Natural & Cultural Assets Plan

I. Project Origin & Purpose



This plan is an operational initiative in the 2035 Strategic Plan and an outgrowth of ***affirmed community priorities established during the recent update of the county's comprehensive plan, Our County, Our Shared Future - James City County 2045 Comprehensive Plan.***



Prioritizing the protection of natural lands and open spaces was the most highly ranked and supported objective across all three rounds of community engagement.

This process is completing a **Natural and Cultural Assets Plan** to meet comprehensive plan action ENV 3.1



JAMES CITY COUNTY Natural & Cultural Assets Plan

Benefits of Conserving Natural Assets

- ☐ Preserving biodiversity and wildlife habitat.
- ☐ Conserving working lands such as farms and forests, that contribute to the economy.
- ☐ Protecting and preserving water quality and supply.
- ☐ Providing cost-effective stormwater management and hazard mitigation.
- ☐ Improving public health, quality of life and recreation networks.



This barred owl is a local resident of James City County



JAMES CITY COUNTY Natural & Cultural Assets Plan

II. Process Six Steps for Asset Planning

- 1) **Set Your Goals:** What does your community/organization value? The Comp Plan helps with this!
- 2) **Review Data** – What do we know or need to know, to map identified values? We made new models!
- 3) **Map Your Community's Ecological and Cultural Assets** – Based on the goals established in Step One and data from Step Two.
- 4) **Risk Assessment** – What assets are most at risk and what could be lost if no action is taken?
- 5) **Rank Your Assets and Determine Opportunities** – Based on those assets and risks you have identified, which ones should be restored or improved?
- 6) **Implement Opportunities** – Include natural asset maps in both daily and long-range planning (park planning, comp plans, zoning, tourism and economic development, seeking easements etc)



Schedule

Tasks 2021 – 2022	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Fall
Task 1: Assessment, Work Plan and Team Orientation	GIC												
Task2: Establish Data Needs and Obtain or Create Relevant Information		GIC & JCC	GIC										
Task 3: Identify Current Natural Assets = Base Map Create a cultural Assets Overlay			GIC	TAC	SC								
Task 4: Identify Threats to and Opportunities for Green Infrastructure Assets						TAC	SC BOS	TAC	SC				
Task 5: Implementation Strategies and Plan from GI Modeling and Prioritization										TAC	SC	Public Mtg.	Wrap up BOS

TAC = Technical Advisory Committee of County staff – advice, review, tech support

SC-NaCAMC = Natural and Cultural Assets Mapping Committee appointed by the BOS – community priorities, engaged with future implementation, testing ideas

BOS = Board of Supervisors – review and critique, future adoption of the plan

- We have held five TAC meetings and five NaCAMC meetings.
- Two on-line surveys, two physical stations, one community open house, numerous emails and calls.
- Two presentations to the Board of Supervisors and to the Planning Commission
- We are now working with the Board of Supervisors to wrap up the plan. We are also briefing you--the PC--again.



JAMES CITY COUNTY Natural & Cultural Assets Plan

III. Mapping Natural Assets How did we evaluate them?

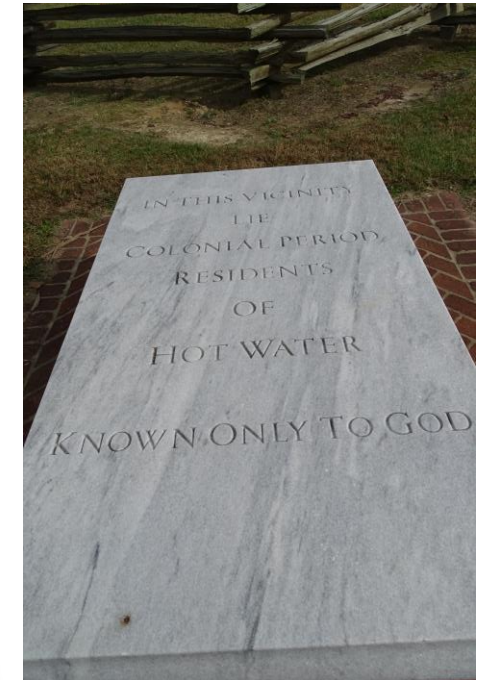


Planning to conserve natural landscapes helps support recreation, cultural and heritage values. It also protects drinking water and makes a community more resilient to storms and other disturbances. These natural resources are assets for the County!



JAMES CITY COUNTY Natural & Cultural Assets Plan

Natural Assets also support Cultural Assets



Many of our heritage and recreational resources are defined by their natural settings. To protect these uses and their interpretation and enjoyment, we should also pay attention to their landscape setting. We added local resources to the maps!



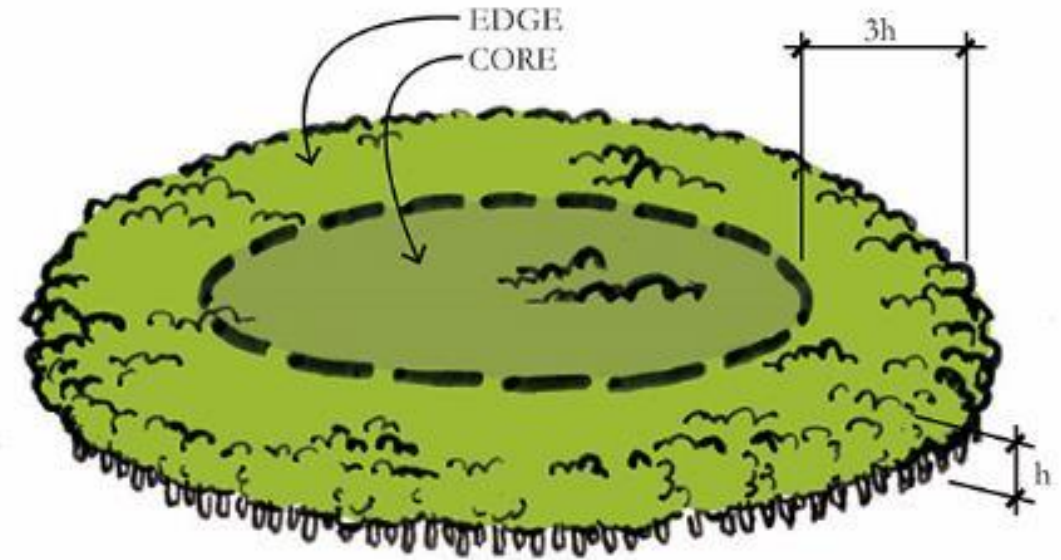
Native American artifacts found on the landscape may also represent places of archaeological and cultural importance.



JAMES CITY COUNTY Natural & Cultural Assets Plan

III. Mapping

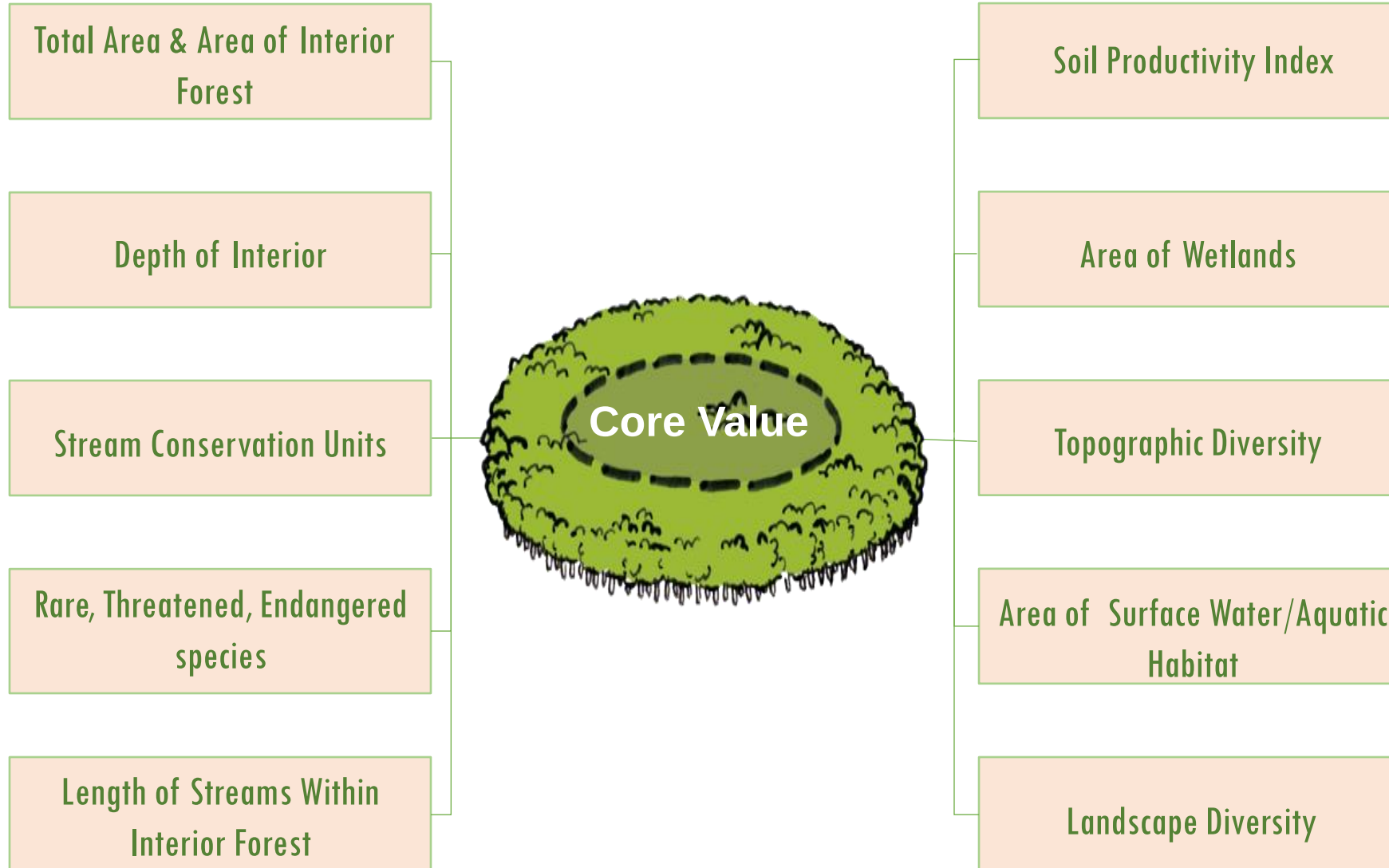
We mapped largest, most intact county landscapes = “interior habitats.” Habitats can be wetlands, large forests or lakes that support native species. Wildlife need interior, protected landscapes to survive and thrive.



To be a habitat core, an area must have at least 100 acres of interior habitat. Today James City County has **44,088** acres of habitat cores!



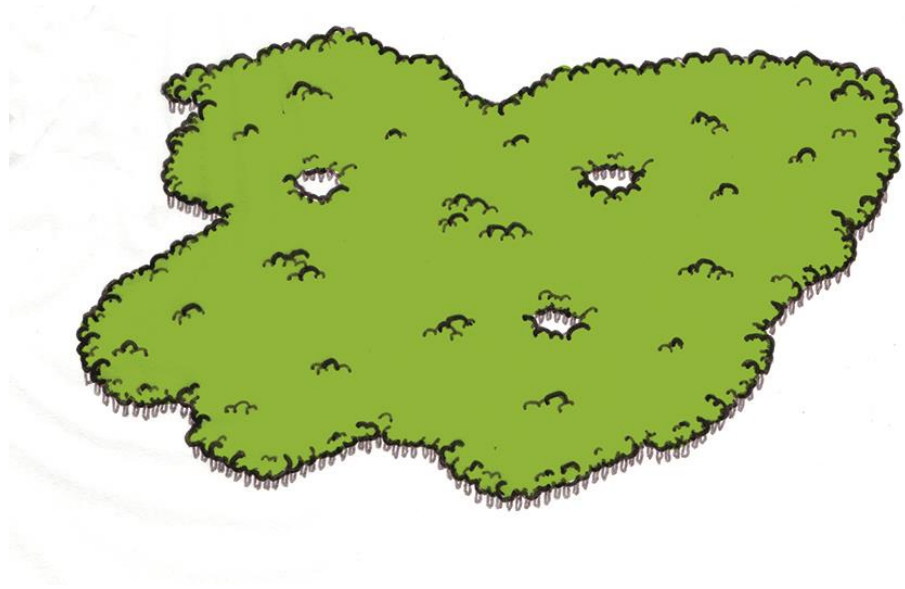
Other factors used to rank core value





JAMES CITY COUNTY Natural & Cultural Assets Plan

Some cores had to be updated
if they had been developed



If a core is developed, the fragmented landscape may no longer constitute a core.

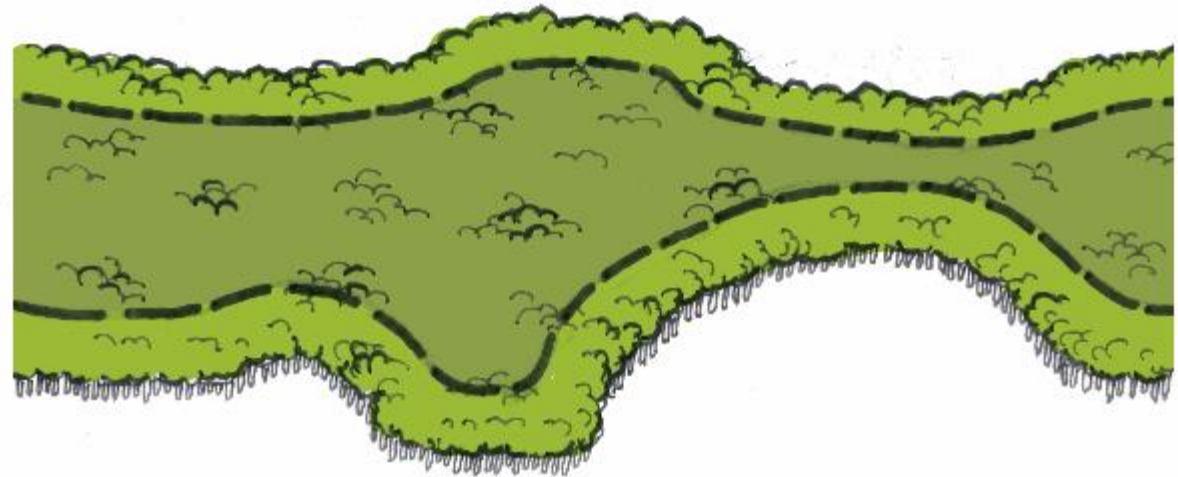
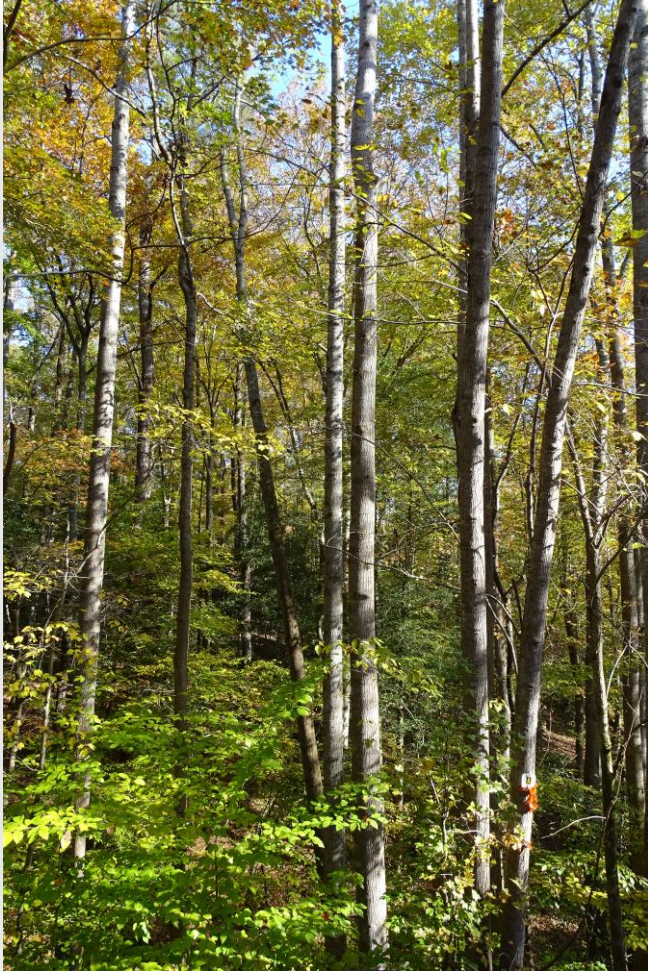


JAMES CITY COUNTY Natural & Cultural Assets Plan

Corridors Connect Cores

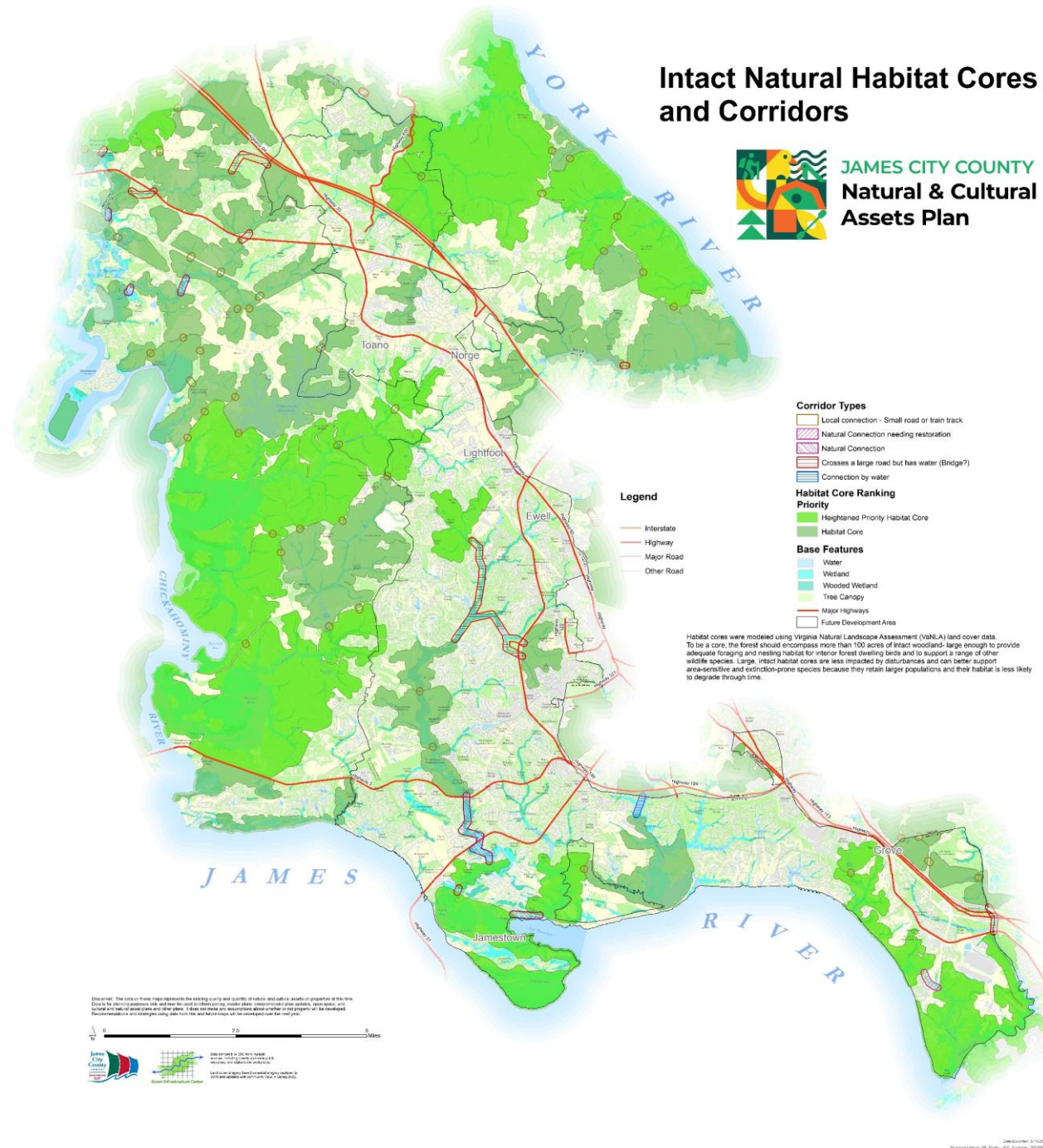
The ideal is 100 yards of safe space of native habitat in the middle (after subtracting edge areas where there can be disturbance).

Ideal minimum width = 300 yards wide



Asset Map #1 – Intact Habitats (cores)

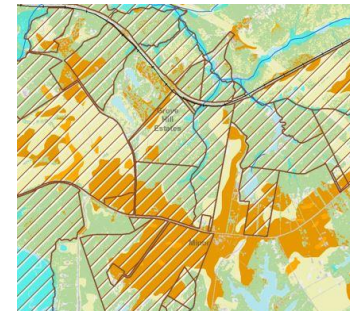
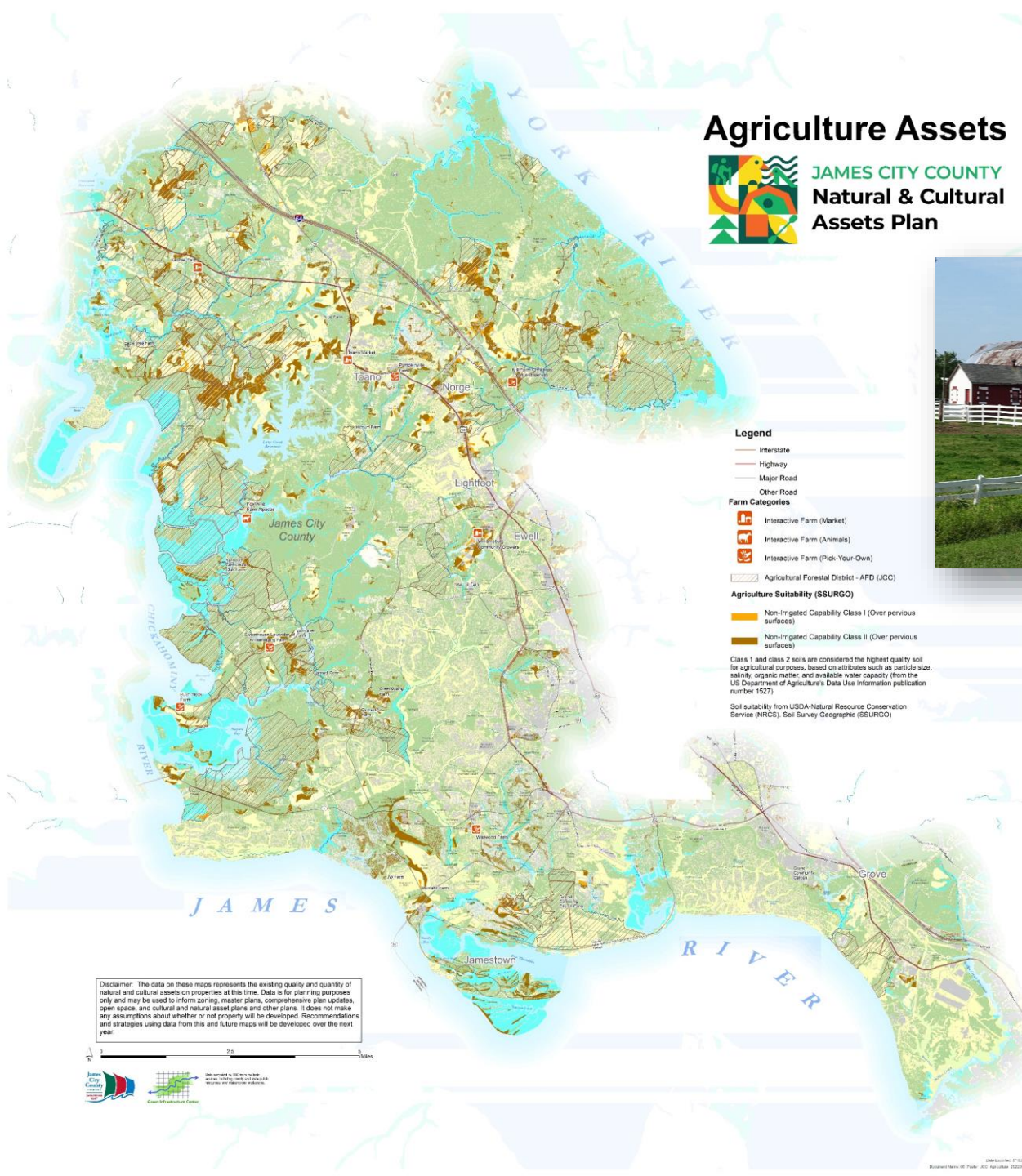
These are the natural areas that are the most intact and highest quality. Excludes some areas recently or soon developed. Next, we will show you themed overlay maps. Key corridors are also identified.



Asset Map #2 – Agriculture

These are the areas with the highest value agricultural soils – best for crops.

It also includes Agricultural Forestal Districts (AFDs), farmers markets and “pick your own” farms and farm stands etc.



Forestry Assets



JAMES CITY COUNTY
Natural & Cultural
Assets Plan

Asset Map #3 – Forestry

These are the areas with forested tracts that are large enough (30+ acres) to be suitable for forestry.

It also includes Agricultural Forestal Districts (AFDs).



Legend

- Interstate
 - Highway
 - Major Road
 - Other Road
 - Agricultural Forestal District - AFD (JCC)
 - Chesapeake Bay Resource Protection Area (RPA)
 - Forest that occur within a parcel that has more than 30 acres of forest
- Imagery background is NAIP Sept 2021.

Wooded tracts that are large enough to economically support ongoing forestry are highlighted as hatched. However, sites have not been assessed for the commercial value of any timber on site nor does this coding suggest that these sites should be logged. They may have higher or better uses for other values such as wildlife habitat or groundwater recharge.

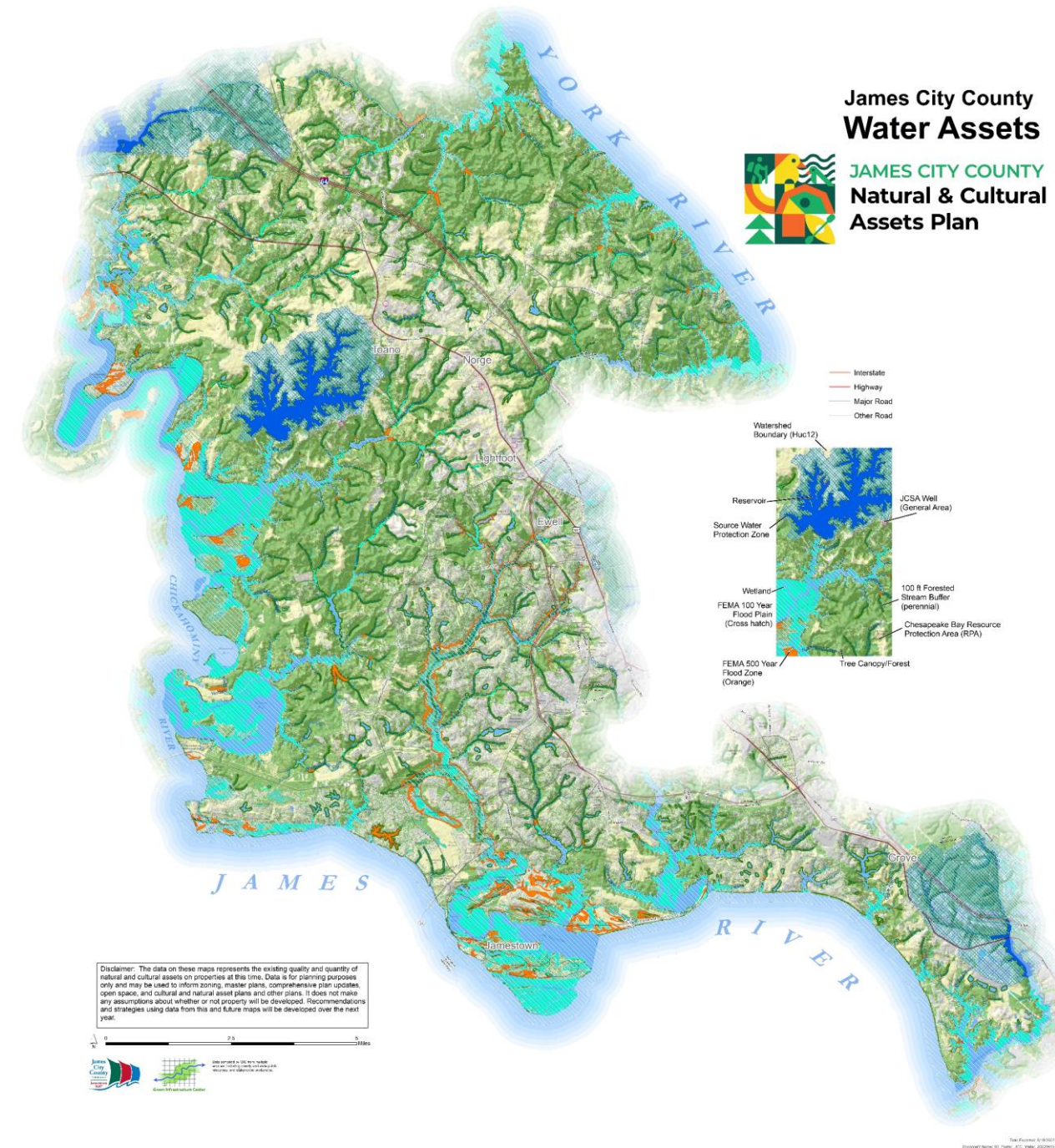
Disclaimer: The data on these maps represents the existing quality and quantity of natural and cultural assets on properties at this time. Data is for planning purposes only and may be used to inform zoning, master plans, comprehensive plan updates, open space, and cultural and natural asset plans and other plans. It does not make any assumptions about whether or not property will be developed. Recommendations and strategies using data from this and future maps will be developed over the next year.



Asset Map #4 – Water

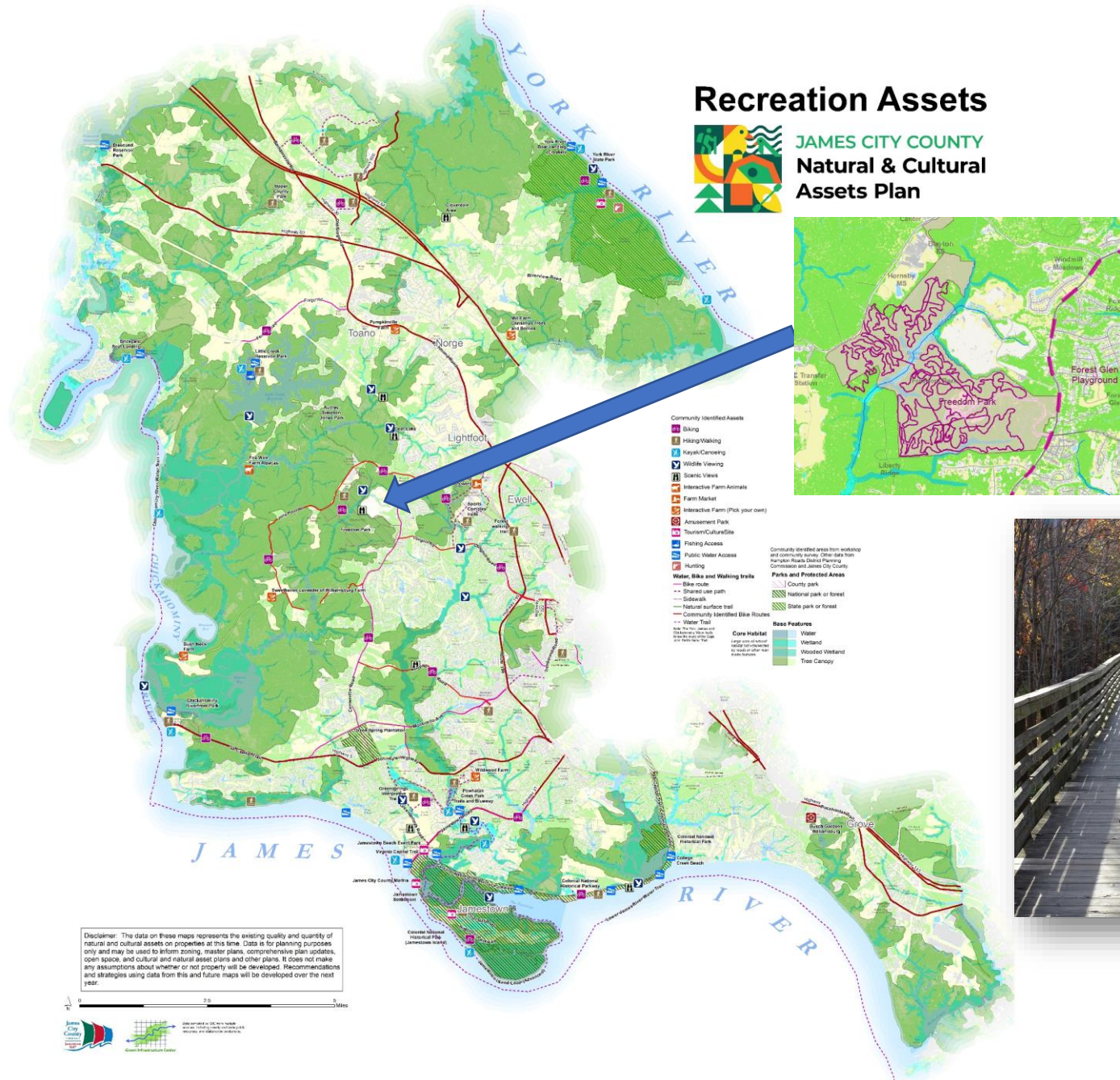
These are streams, wetlands, reservoirs and floodplains.

Rivers can serve as connectors between landscapes for wildlife.



Asset Map #5 – Recreation

These are outdoor recreation areas – the intact landscape supports those activities such as hunting, fishing, boating or hiking.

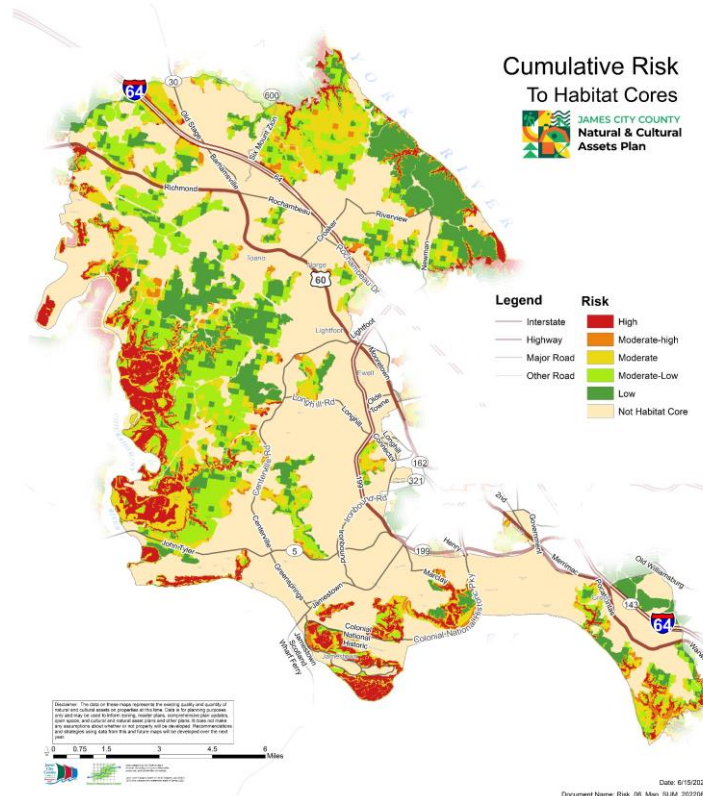
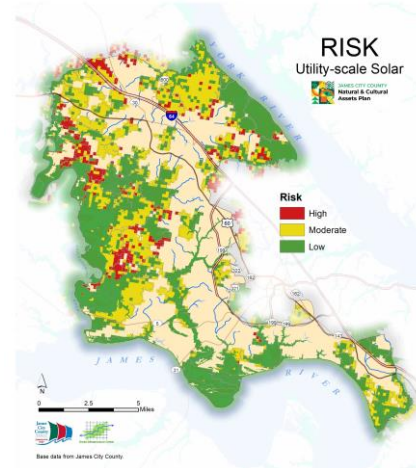
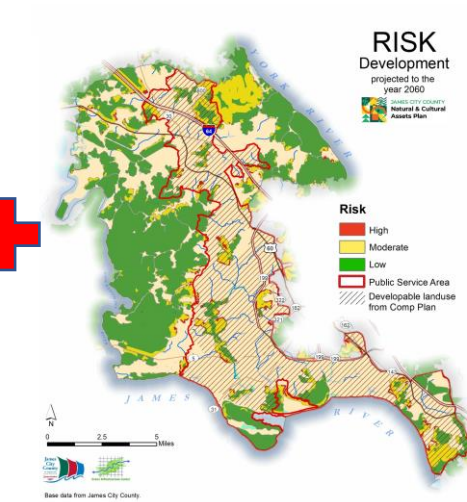
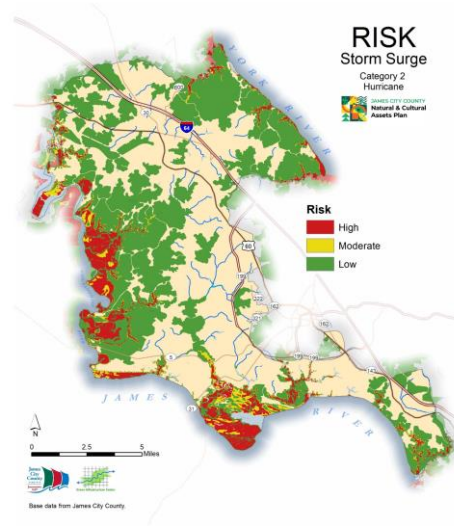
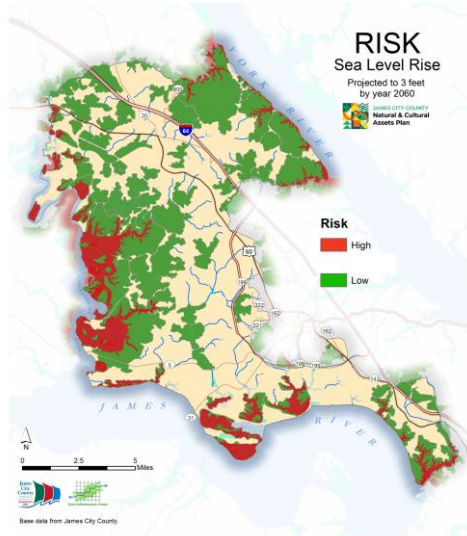




JAMES CITY COUNTY Natural & Cultural Assets Plan

Risks -- What
May Change?

We looked at
impacts from
development,
storms and
climate and
large-scale solar
installations.
These areas
need extra care.





JAMES CITY COUNTY Natural & Cultural Assets Plan

What we found -- Statistics

County **total area**: **92,160 acres, or 144mi²**

Area in **water and wetland**: **12,800 acres, or 20 mi²**

Area of **habitat cores**: **44,088 acres** (68.75 mi²)

Area of cores that contain **known cultural resources**: **4,710 acres, or 27.3 mi²**

Area of cores with the **highest value** ranking (top 5th): **25,336 acres, or 39.5 mi²**

Area of cores that contain a **Surface Water Protection Zone**: **3,619 acres, or 5.65 mi²**

Area of **wetlands**: **10,987 acres***, or 17.2 mi²

Area of **prime agricultural soils** on open lands (highest crop value) soils*: **6,427 acres, or 10 mi²**

Miles of **streams**: **550**

Miles of streams that **flow within a habitat core**: **397**

Number of historic and cultural points identified: **140**

Number of cores that **contain or support a cultural or recreational resource** (resource within a core or w/in 0.1 mile):
59 of 60

Number of cores with **rare species**: **All 60**

*Data that come from the National Wetlands Inventory can underestimate wetland extent, especially wooded wetlands, which may not be easily seen from satellites.



JAMES CITY COUNTY Natural & Cultural Assets Plan

IV. Community Input



- ❑ Consultants from GIC mapped the assets and drafted a plan with help from Board-appointed advisory committee and public input.
- ❑ We held 5 meetings with the Natural and Cultural Assets Mapping Committee. We thank the members for their invaluable service. They also conducted outreach to their neighbors and colleagues to get input.

Adrienne Frank	Mathew Woolsey
Mary Bressler	Bruce Abbott
Jay Everson	Alain Outlaw
Ryann Greifenberger	
- ❑ We held public input (online and in-person mapping stations at the library and recreation center for input and comments) in February 2022 and then another online survey (June 22-July 10) and a community open house in-person workshop on June 29, 2022. People also contacted us individually with questions, ideas and support. Approximately 150 comments were received in February and more than 100 people participated in the June/July event.
- ❑ County staff made up a technical advisory committee to ensure department strategies were considered and provided review and input for ideas.



JAMES CITY COUNTY Natural & Cultural Assets Plan

What we heard...



- ☐ People had a chance to vote on strategies (Support or Don't support). Supported overwhelmingly at around 95%.
- ☐ People also had the chance to suggest new strategies and comment on existing ones. For example, a goal for using native plants was added in response to many requests to ensure natives are used whenever possible. We also had community members volunteering to help with strategies, such as hosting a workshop on agritourism development.
- ☐ Comments received were overwhelmingly in support of the plan. Some examples:

"I support and applaud this effort to protect our natural areas, using data and techniques which minimize disruption of these irreplaceable resources."

"Homeowners can be the change for nature by expanding their habitat corridors."

"Increase funding opportunities to grow farms and agritourism in the County."

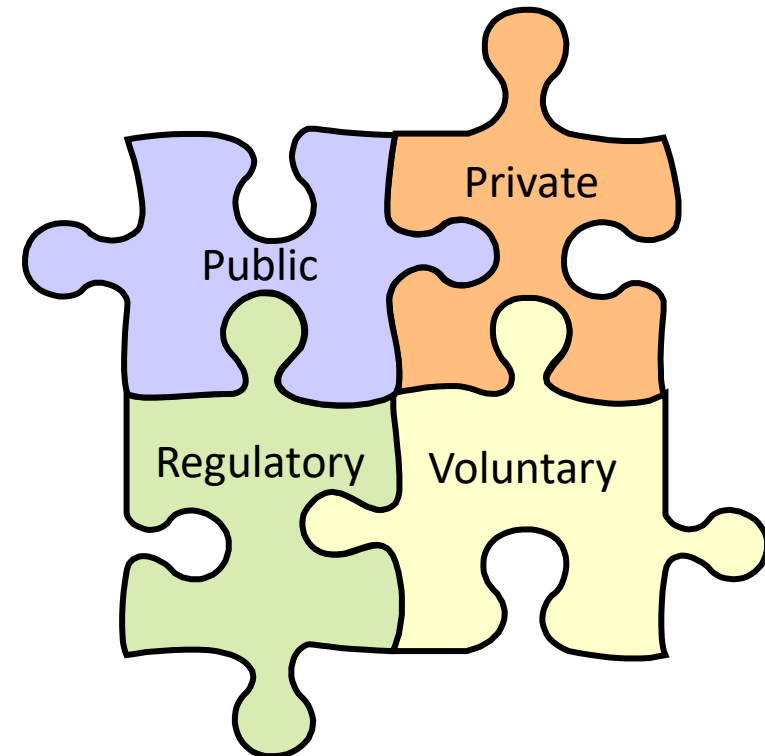
"Continue to add buffers and corridors to link developments and provide habitat for animals. Continue to provide buffers between roads and developments. Provide more trails and bike lanes."



V. The Plan Strategies

Natural and Cultural Assets Planning Applications

- ✓ **Transportation plans: roads/trails**
- ✓ **Comp Plans and zoning**
- ✓ **Easements**
- ✓ **Park and open space planning**
- ✓ **ID lands for PDR programs**
- ✓ **Heritage tourism and viewsheds**
- ✓ **Ag and Forestal Districts**
- ✓ **Land management**

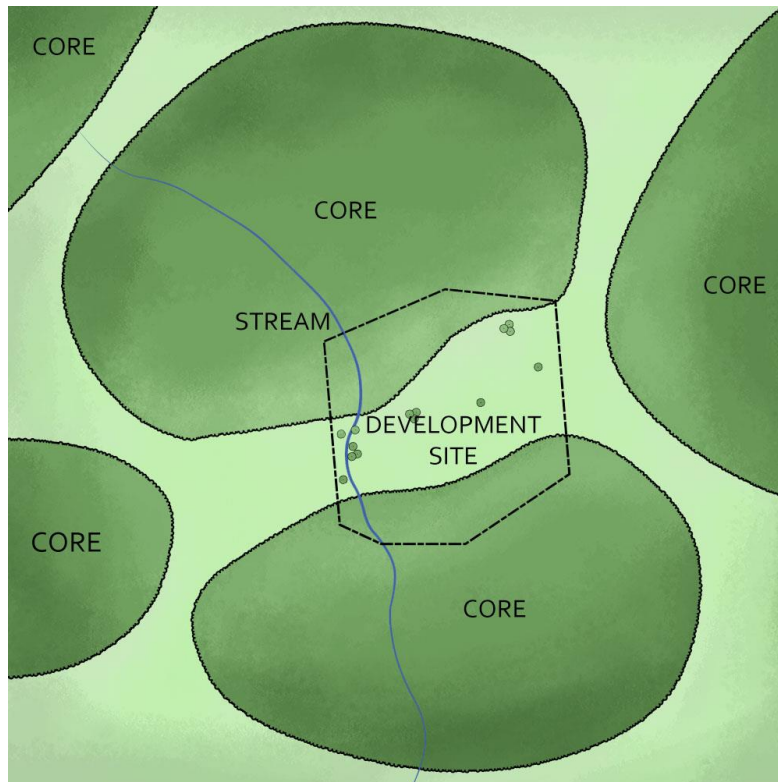




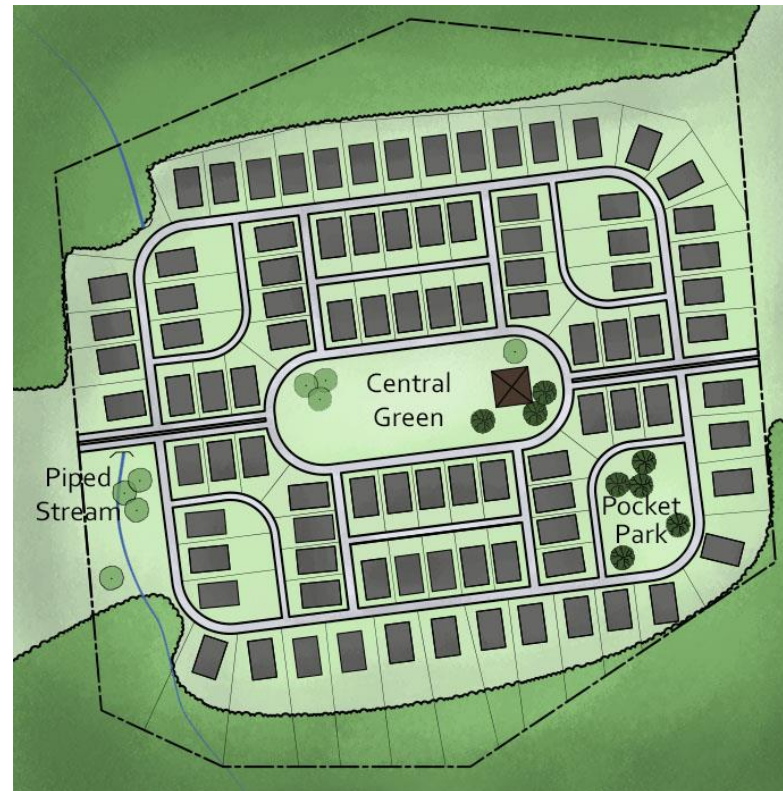
JAMES CITY COUNTY Natural & Cultural Assets Plan

Application Example:
Maintain connectivity in developing landscapes

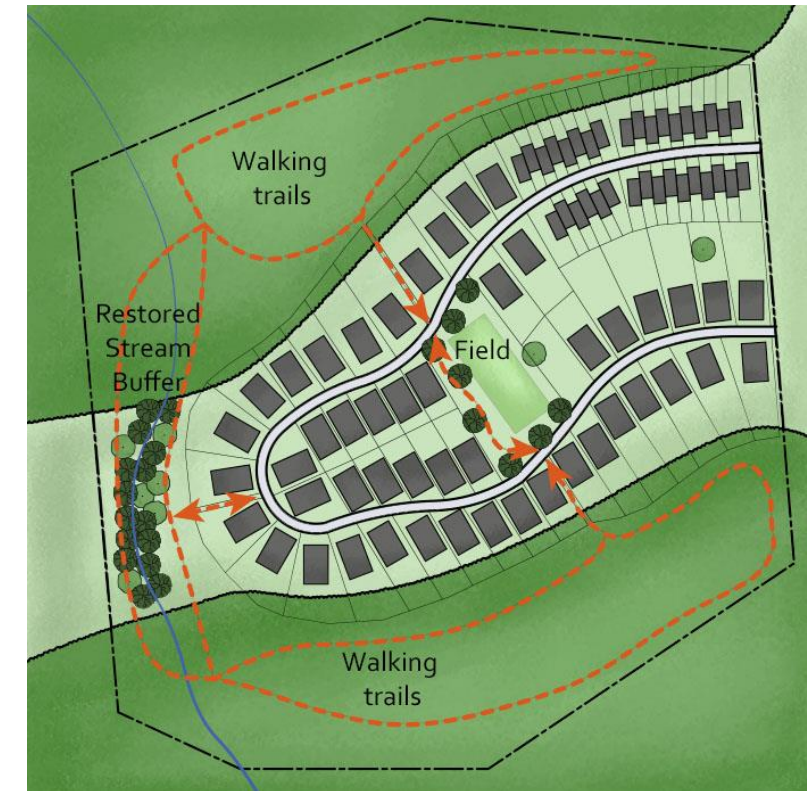
Designs may encourage a central green area but trap green space. Instead, allow for green space connectivity and larger areas for a community park and for wildlife. In this way we can develop and still have corridors too!



Development site with cores



Good



Better



JAMES CITY COUNTY Natural & Cultural Assets Plan

III. Strategies Overview

Goal 1: Conserve and protect highest valued natural habitat cores and connecting corridors to support wildlife, trails and greenways, scenic vistas and cultural and recreational values.

Objectives:

- a) Update the greenway plan to include key corridors identified in this plan (MT).
- b) Conduct an education campaign for landowners, homeowners, and neighborhood associations. (ST)
- c) Provide and publish design guidance for developers about how to conserve high value cores and corridors within and between developments. (ST)
- d) Add conservation cores and corridors as additional criteria for county Purchase of Development Rights program. (ST)
- e) Use the natural and cultural asset maps and their value and risk rankings to inform the County's Greenspace Program, park acquisitions or other plans. (ST)
- f) Use the Assets Risk Map to identify areas where public park infrastructure will be flooded and may need expansion. (MT-LT).
- g) Work with the Jamestown Rediscovery Foundation, Preservation Virginia and the National Park Service at Jamestowne, the 1607 Fort and Town Archaeological sites on work to protect Jamestown Island. (ST)



JAMES CITY COUNTY Natural & Cultural Assets Plan

III. Strategies Overview

Continuation of Goal 1 objectives continued.

Objectives:

- h) Review the County's land management/master plans for opportunities to improve habitat health and diversity, and for water quality benefits that can be derived through improved site and landscape designs. (ST)
- i) Develop zoning tools and guidance for siting large scale solar site to avoid or minimize disturbance of habitats or cultural resources. (MT)
- j) Encourage landowners to keep their land in forest cover. (MT)
- k) Encourage land preservation groups to seek voluntary conservation easements for properties that have natural and cultural assets. (ST)
- l) Work with developers to conserve substantial amounts of high-quality habitat cores or conservation corridors. (ST-on)
- m) Use asset maps to inform the County's Long-Range Transportation Plans for road siting and design. (ST-ongoing)
- n) Continue the stewardship of the irreplaceable prehistoric and historic sites, landscapes, and standing historic structures in the Governor's Land Archaeological District (GLAD), bordered by Jamestown Island, Route 5, Powhatan Creek, and the James River. (ST-ongoing)
- o) Support the conservation and protection priorities of the Lower Chickahominy Watershed through membership in the Lower Chickahominy Watershed Collaborative. (ST-ongoing)



JAMES CITY COUNTY Natural & Cultural Assets Plan

III. Strategies Overview

Goal 2: Conserve and protect high value agricultural soils and historic farms to support the agricultural economy and continue the County's agrarian heritage.

Objectives:

- a) Include high value agriculture soils maps in County Geographic Information System layers and property information and recommend minimal disturbance of those soils during development (especially for utility solar sites). (ST-on)
- b) Facilitate continued agriculture by promoting the Farm Link program, which helps young farmers and retiring farmers connect and make plans to keep their lands in agricultural use. More at: <https://virginiafarmlink.org/> (MT)
- c) Promote expansion of existing agricultural and forestal districts (AFDs) to those farms with highest value agricultural soils that are currently outside of the district. (MT)
- d) Create a tourism route (map and application) to direct visitors and residents to current heritage and agritourism sites and promote this through <https://www.virginia.org/places-to-visit/regions/hampton-roads/williamsburg/> and on the County's website <https://explorejccva.com/2928/AgritourismFarming>. (MT)
- e) Create educational opportunities and host a workshop on agritourism to bring more farms into the tourism network, thereby providing additional revenue to sustain existing farms. (ST-On)
- f) Prior to future Agricultural and Forestal District (AFD) renewals, explore lengthening the AFD terms with property owners in order to promote the long-term stewardship of highly valued landscapes. (MT)



JAMES CITY COUNTY Natural & Cultural Assets Plan

III. Strategies Overview

Goal 3: Facilitate voluntary planting projects to extend the width of vegetated buffers to serve as wildlife corridors along the County's waterways and to protect water quality.

Objectives:

- a) Educate landowners, homeowners, and neighborhood associations on the importance of healthy vegetated buffers for both water quality and wildlife. (ST-ongoing)
- b) Partner with the Virginia Department of Forestry to plant stream buffers along streams and prioritize those that serve as connections between highly valued landscapes. (ST-ongoing)
- c) Seek an increase in the County's Community Rating System points to allow for additional discounted flood insurance premiums for landowners. (MT)
- d) Prevent stormwater impacts from utility-scale solar projects by adopting stormwater standards as required by the Virginia Department of Environmental Quality. (ST)



III. Strategies Overview

Goal 4: Promote biodiverse landscapes to improve habitats within the built environment.

Objectives:

- a) Update the County's existing code for street trees in new developments to specify biodiverse street tree plantings of at least five different species of street/yard trees, to be varied at the block level and provide tree care education to residents. (ST)
- b) Review the recommended tree and shrubs list to ensure it includes suitable species by locations (streets, yards, parking lots). (ST)
- c) Promote the use of native plants in planting projects. (ST-ongoing)



JAMES CITY COUNTY Natural & Cultural Assets Plan

III. Next...



- ✓ Your review and comments on this plan
- ✓ Any changes will be made before your second reading.
- ✓ The plan will be graphically designed and easy to use (you have a draft mock-up now, to allow for easy text changes prior to layout).
- ✓ Following the adoption of the plan, publish and publicize and build the various strategies into budgets and work plans, apply for grants etc.
- ✓ Long term, update the maps, determine progress in strategy implementation and add new strategies called for by changing times
- ✓ Continue to enjoy the natural and cultural assets of James City County...



Presented by consultants:

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staff liaison for this work....

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ITEM SUMMARY

DATE: 10/5/2022

TO: The Planning Commission

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Planning Director's Report - October 2022

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Spreadsheet Listing New Cases Received	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	9/28/2022 - 4:36 PM
Planning Commission	Holt, Paul	Approved	9/28/2022 - 4:36 PM
Publication Management	Pobiak, Amanda	Approved	9/28/2022 - 4:55 PM
Planning Commission	Holt, Paul	Approved	9/29/2022 - 7:32 AM

PLANNING DIRECTOR'S REPORT

October 2022

This report summarizes the status of selected Department of Community Development activities during the past month.

➤ **Planning**

- **Monthly Case Report:** For a list of all cases received in the last month, please see the attached document.
- **Board Action Results:**
 - **October 13, 2022**
 - Z-21-0012 and MP-21-0003. Proffer and Master Plan Amendment for the Continuing Care Retirement Facility at Ford's Colony (Ford's Village) (Approved 3-2)
 - SUP-22-0008. Williamsburg Crossing – Greenwood Christian Academy Expansion (Approved 5-0)
 - SUP-22-0011. 3004 Ironbound Road Tourist Home (Approved 5-0)
 - SUP-22-0009. JCC Police Firing Range Expansion (Approved 5-0)
 - 2022 Agricultural and Forestal District (AFD) Renewals (Approved 5-0)
 - John Risinger has been promoted to Planner II! Starting out as a CDA over four years ago, John has done a terrific job over the last two years as a Planner I and handling many facets of the Planning Division daily technology issues. Congratulations John!

➤ **Neighborhood Development**

In the past week Neighborhood Development has received announcements of two grant awards. Virginia Housing has awarded the County \$840,000 of SPARC funding. This funding is a set aside for 3 JCC First Time Home Buyers that will allow them to get mortgages at 1% below the market rate.

Neighborhood Development also received notice from the Hampton Roads Planning District Commission that \$300,000 had been awarded to the county for development of affordable housing on infill lots.

New Cases for October						
Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Conceptual Plan	C-22-0064	8005 & 8009 Hankins Industrial Park Rd Rezoning	8009 HANKINS INDUSTRIAL PARK RD Toano, VA 23168	Stonehouse	Potential rezoning of property from M-2 to M-1 to accommodate existing uses on the property and to provide flexibility for future uses.	Terry Costello
	C-22-0065	Hankins Property Residential Development	8290 RICHMOND RD Toano, VA 23168	Stonehouse	Potential rezoning and development of the property for a residential housing complex.	Terry Costello
	C-22-0066	2756 Jolly Pond Rd - Jolly Mill Pond Farm	2756 JOLLY POND RD Williamsburg, VA 23188	Powhatan	Conceptual plan for a small scale farm with educational workshops and farm-to-table events.	Terry Costello
Master Plan	MP-22-0002	4399 John Tyler Hwy MP Amend Five Forks Self Storage Facility	4399 JOHN TYLER HWY Williamsburg, VA 23185	Berkeley	Amendment to MP-0006-2005 to allow for a 100,000 SF self-storage facility on the parcel.	Paxton Condon
Subdivision Plat	S-22-0021	2798 & 2724 Forge Road BLA	2798 FORGE RD Toano, VA 23168	Powhatan	Boundary Line Adjustment between two parcels in an AFD.	Suzanne Yeats
	S-22-0022	3500 La Grange Pkwy Subdivision	3500 LA GRANGE PKWY Toano, VA 23168	Stonehouse	Subdivision Plat of Parcel #0640100001 La Grange Tract.	Terry Costello
	S-22-0023	4032 Ironbound Rd. Subdivision	4032 IRONBOUND RD Williamsburg, VA 23188	Jamestown	Subdivision of parcel into two lots.	Paxton Condon
Site Plan	SP-22-0056	5361 Mooretown Rd. Wireless Communication Facility SP Amend.	5361 MOORETOWN RD Williamsburg, VA 23188	Jamestown	5361 Mooretown Road Antenna Retrofit Monopole.	Paxton Condon
	SP-22-0057	4338 Centerville Rd. Wireless Communication Facility SP Amend.	4400 CENTERVILLE RD Williamsburg, VA 23188	Powhatan	Upgrade of equipment on existing cell tower.	Suzanne Yeats
	SP-22-0058	260 Frances Thacker Wireless Communication Facility SP Amend.	260 FRANCES THACKER Williamsburg, VA 23185	Roberts	Upgrade of equipment on existing cell tower.	Terry Costello
	SP-22-0059	5301 Longhill Rd. Wireless Communication Facility SP Amend.	5301 LONGHILL RD Williamsburg, VA 23188	Jamestown	Upgrade of equipment on existing cell tower.	Suzanne Yeats
	SP-22-0060	5900 Warhill Trl. Wireless Communication Facility SP Amend.	5900 WARHILL TRL Williamsburg, VA 23188	Powhatan	Upgrade of equipment on existing cell tower.	Ben Loppacker
	SP-22-0061	6487 Richmond Rd. Wireless Communication Facility SP Amend.	6487 RICHMOND RD 2430100038D Williamsburg, VA 23188	Stonehouse	Upgrade of equipment on existing cell tower.	Ben Loppacker
	SP-22-0083	Ford's Colony Wireless Communication Facility SP Amend.	101 ST ANDREWS DR Williamsburg, VA 23188	Powhatan	Marriott's Manor Club at Ford's Colony- upgrade antennas and base equipment on an existing T Mobile rooftop cell site location.	Suzanne Yeats
	SP-22-0086	7801 Pocahontas Trl. Rooftop Wireless Communication Facility SP Amend.	7801 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	Upgrade of equipment on existing cell tower.	Terry Costello
	SP-22-0087	Williamsburg Hyundai Canopy	7277 RICHMOND RD Williamsburg, VA 23188	Stonehouse	Addition of free standing 20x24 canopy.	Ben Loppacker

New Cases for October						
Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Special Use Permit	SUP-22-0017	4399 John Tyler Hwy. Five Forks Self Storage Facility	4399 JOHN TYLER HWY Williamsburg, VA 23185	Berkeley	A request to allow establishment of a self-storage facility.	Paxton Condon
	SUP-22-0018	Special Use Permit Amendment - Williamsburg Place Additions	5477 MOORETOWN RD Williamsburg, VA 23188	Powhatan	Amendment to the existing SUP to allow the existing psychiatric and rehabilitation facilities to expand their footprint in order to help serve a greater number of those experiencing psychiatric and/or substance use disorders. The expansion would (i) increase the number of inpatient psychiatric treatment beds by 41, intermediate care substance abuse beds by 10, outpatient domiciliary beds by 28, (ii) remove the four previously approved residential units, (iii) add a second story addition and bump out to an already approved wellness building to provide additional administrative office spaces, and (iv) expand the indoor and outdoor dining and kitchen facilities.	Ben Loppacker
	SUP-22-0019	4090 Ironbound Rd. Detached Accessory Dwelling	4090 IRONBOUND RD Williamsburg, VA 23188	Jamestown	4090 Ironbound Rd. Detached Accessory Dwelling.	Paxton Condon
	SUP-22-0021	8401 Hicks Island Road- Short Term Rental	8401 HICKS ISLAND RD Lanexa, VA 23089	Powhatan	Request to allow operation of a tourist home.	Andrea Case
Rezoning	Z-22-0002	4399 John Tyler Hwy. Proffer Amend Five Forks Storage Facility	4399 JOHN TYLER HWY Williamsburg, VA 23185	Berkeley	A request to amend proffers approved with Z-0009-2005/MP-0006-2005	Paxton Condon
Zoning Verification Letter	ZVL-22-0019	Zoning Verification for Milanville Kennels	2878 MONTICELLO AVE Williamsburg, VA 23188	Berkeley	Verification letter regarding SUP to ensure there are no violations as ownership is transferred.	Taylor Orne
	ZVL-22-0020	Zoning VerificationLetter Request	4939 COURTHOUSE ST Williamsburg, VA 23188	Jamestown	Requestto confirm current zoning of parcel and surrounding zoning, existence of overlay district, existence of any restrictions, proffers, or SUP,	John Rogerson