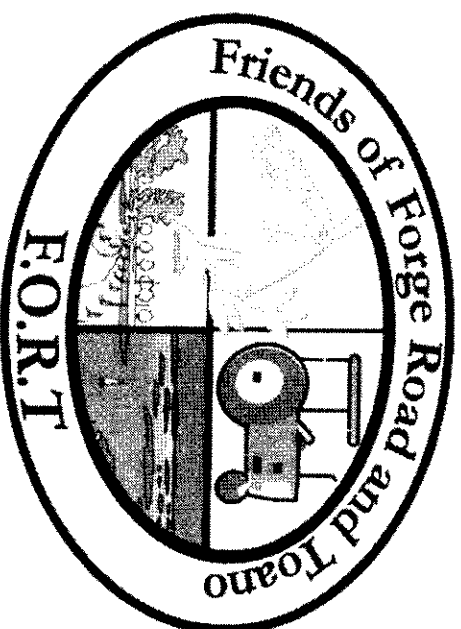
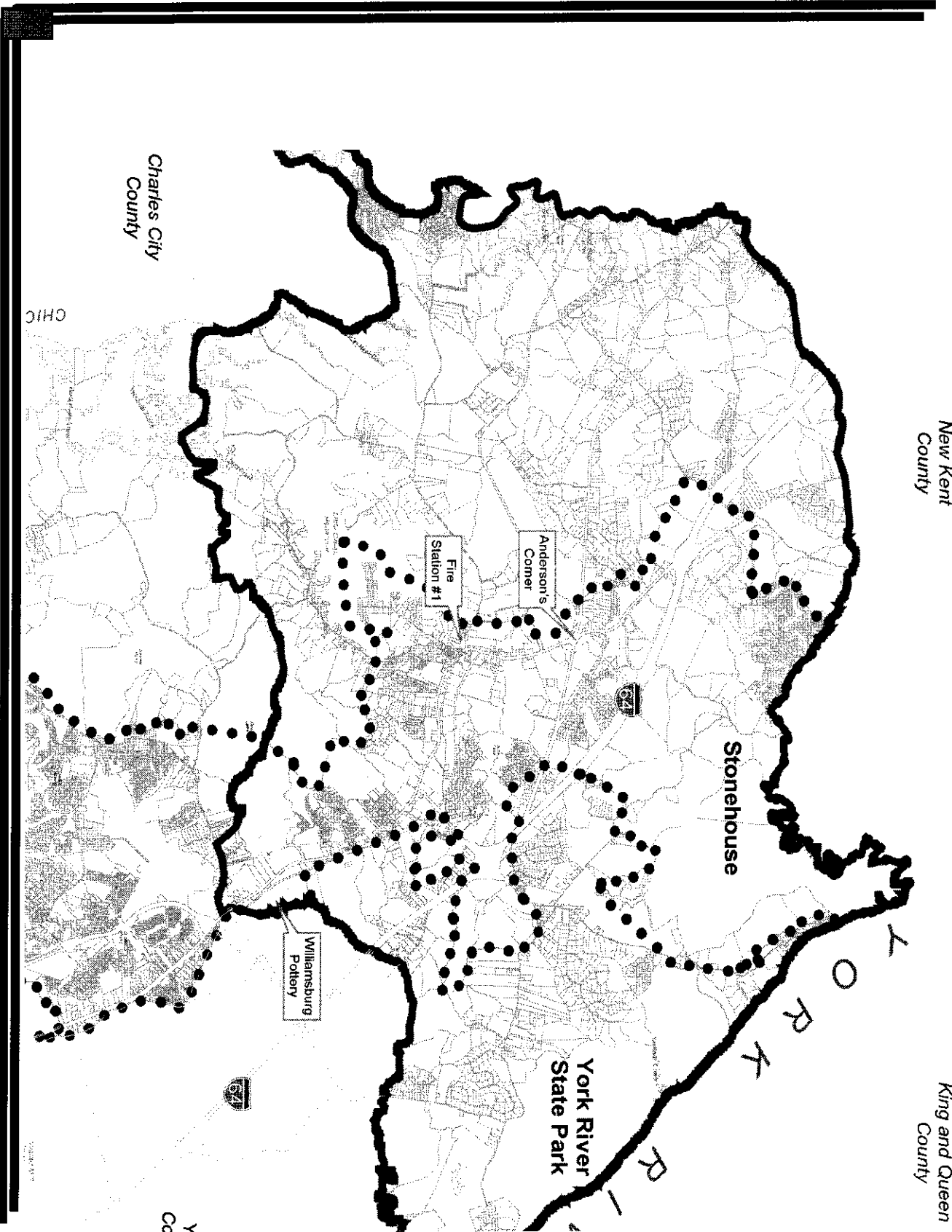


**Presentation to Steering  
Committee  
James City County  
Comprehensive Plan  
Land Use Considerations**





New Kent County

King and Queen County

Charles City County

Stonehouse

York River State Park

Fire Station #1

Anderson's Corner

Williamsburg Pottery

CHIC

2

Y  
Co

# Growth and James City County

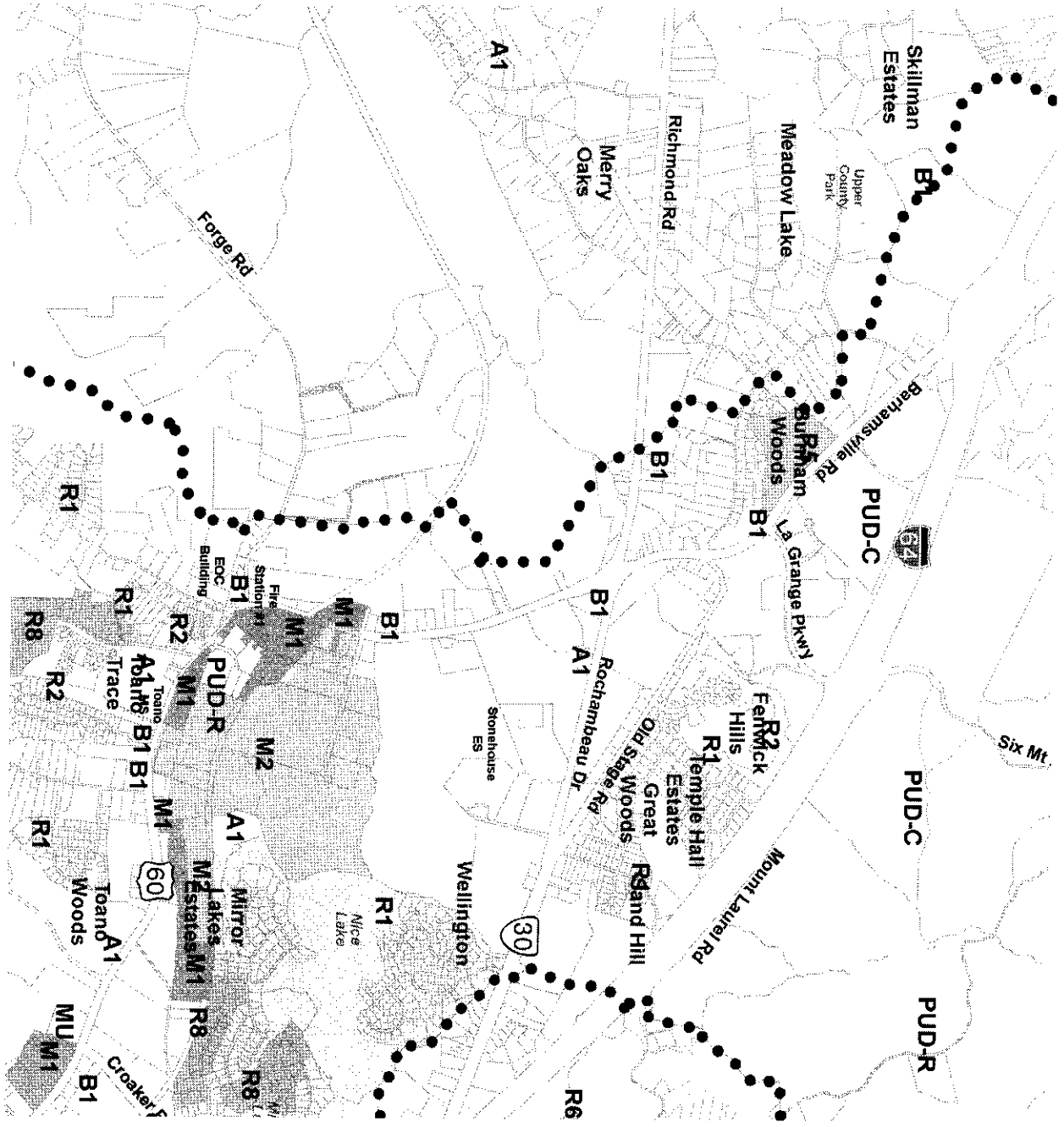
- The citizens have not stopped growth
  - JCC ranks among the 10 fastest growing communities in VA
  - JCC 2002 Development Potential Analysis – **13,060-13,790** dwelling units can be built w/in PSA with existing zoning approvals
  - Adding unzoned residential property to the above increases this to **19,290-20,475**
    - Compare this to 20,772 dwelling units in the entire JCC IAW the most recent census

# Recommendations

**1. No extension of the PSA.** Any initiatives to do so must be accompanied by a public hearing.

## **2. Sustainable Economic Development**

- a. Eco-Industrial Park
- b. Eco-Tourism: destination for those interested in green building techniques through tours of green buildings , stormwater management techniques, and examples of renewable energy sources
- c. Eco-Tourism (cont'd): integration of recreational experiences in forest, field, wetland, and river settings (canoeing/kayaking, hiking, biking, trail riding, bird watching)



# Recommendations (Cont'd)

## 3. Promotion of agri-tourism

- a. Tours of farms or agri-businesses which demonstrate sustainable water management practices and organic practices
- b. Focus on a more vibrant program to encourage agri-business in conjunction with the new PDR ordinance. (About 75% of those responding to two VA Tech surveys agreed that “It is more important to preserve farmland in the County than it is to have more developed.”)

## Recommendations (Cont'd)

### **4. Community Character Corridors (CCC)**

- a. Incorporate all 2003 Comp Plan Actions related to CC areas and CCCs into 2008 comp Plan.
- b. Request that VDOT reassess the speed limits on some of the CCCs, and design traffic quieting options for CCCs such as Rt 60 through Toano. Exs: reduced lane width, raised cross walks, median strips

# Recommendations (Cont'd)

## 5. Green Infrastructure

- a. Map existing areas of AFDs, conservation easements ( PDR, WLC, VA Outdoors Association) and green space. In this way, staff can develop a more integrated or holistic approach to establishing contiguous “green” infrastructure corridors

## **Recommendations (Cont'd)**

- 6. Toano Community Character Area – Design Guidelines and Streetscape Plan – BOS Approved 2006**
  - a. Carry over this plan as a reference in the new Comp Plan.
  - b. Integrate the past recommendations with actions in the new Comp Plan

# Recommendations (Cont'd)

## 7. Special Considerations – Upper County

- a. Properties w/strategic locations: Hill Pleasant Farm, Taylor Farm, Bunting, Ferguson Property, and I-64/Barhamsville Interchange
- b. Promote agri-business/tourism/ “green” business opportunities along with retention of their historic significance (Hill Pleasant Farm).

# **Recommendations (Cont'd)**

## **7. Special Considerations – Upper County (Cont'd)**

- c. The Bunting Property would appear to be a likely expansion site for County offices because of its proximity to the EOC/Fire Station and central to the village of Toano