

PHILIP RICHARDSON CO., INC. • DEVELOPERS & CONTRACTORS

142 ALWOODLEY • WILLIAMSBURG, VA 23188 • 757-258-3200 • FAX 757-258-5850



January 26, 2009

The Comprehensive Plan Steering Committee
c/o Ms. Ellen Cook
James City County Planning Department
101-A Mounts Bay Road
Williamsburg, VA 23185

Re: Land Use Designation Change/Staff #7
Regency Apartments

Ladies and Gentlemen:

I am writing as the owner of the property in question on Case Staff #7. This Staff initiated request seeks to change the designation of this parcel from Low Density Residential to Moderate Density Residential. This parcel and the adjacent parcel (Parcel ID 3240100026B) are zoned R-5 and are developed as the Regency Apartments. While I do not object to the change proposed by Staff, I believe a better idea here is to designate both the parcel in question (Parcel ID 3240100047) and the adjacent parcel (Parcel ID 3240100026B) as Mixed Use with a narrative that calls for moderate density residential development to be the primary land use but introduces as a secondary use the possibility of commercial development primarily around the intersection of Lane Place and Longhill Road and along the property's Longhill Road frontage.

These parcels are located between the Williamsburg Plantation timeshare project and Route 199. The Lane Place/Longhill Road intersection is now controlled by a traffic signal and is served by turn lanes, giving safe and easy access onto the property. While I have no current plans, it seems this would be an appropriate location for small scale commercial development. Any such development would require a rezoning so the County would have an opportunity to insure the development was compatible with the area and had no adverse impacts on its neighbors.

I appreciate your consideration.

Sincerely,

Philip O. Richardson

