

MEMORANDUM

DATE: May 28, 2009
TO: Comprehensive Plan Steering Committee
FROM: Ellen Cook, Leanne Reidenbach, and Jason Purse
SUBJECT: Land Use Map and Additional Designation Change

Due to the size of the Land Use Map, please find attached a hard copy for your review in preparation for the June 4, 2009 Steering Committee meeting. This map incorporates the committee's final votes on the Land Use applications, revisions to Community Character Areas and Corridors, and addition of proposed road extensions. Please note that this is only the map portion and the additional notes and details below will be included in the final published map.

The back of the map will include:

1. Land Use descriptions in chart form as approved in the Land Use section

The front of the map will include:

2. Title and Comprehensive Plan logo
3. Numbering of each Mixed Use area to allow easy identification with appropriate Land Use descriptions.
4. Notes:
 - a. Alignments of proposed roadways are shown for illustrative purposes only. The actual corridors will be determined after detailed studies including, but not limited to, evaluation of property ownership, environmental constraints, master plans for adjacent development, and VDOT analyses.
 - b. Densities and land uses shown here may not be able to be accommodated by infrastructure at any given time.
 - c. The County does not guarantee that adequate infrastructure will be available.
 - d. The published Comprehensive Plan Land Use Map is intended to serve as a guide to accompany the Comprehensive Plan text. Please contact the James City County Planning Division for verification of designations in specific areas. Planning staff is also available to assist in interpreting the map and appropriate uses within specific designations.

In the process of developing the attached map, staff noticed a discrepancy in the Land Use designation of a parcel adjacent to the Jamestown Beach Campground (JBC).

Tax Map ID: 4630100004
Address: 3813 4H Club Road

Size:	3 acres
Zoning:	R-8, Rural Residential
Current Designation:	Mixed Use
Proposed Designation:	Low Density Residential

On the 2003 Land Use Map, this parcel and the JBC property were both designated Mixed Use. With the proposed change of the JBC property from Mixed Use to Park, Public, Semi-Public Open Space, this privately owned parcel on 4H Club Road was inadvertently left as Mixed Use. Changing this parcel to Low Density Residential would align the designation with the current use as a residential lot with a single-family house. Additionally, if left Mixed Use, the parcel is not large enough to qualify to be rezoned to Mixed Use (a minimum of five acres is required) and the parcel does not have access to a major road, such as Jamestown Road, without going through the Jamestown Beach Campground property. The property owners and adjacent property owners have been notified of the proposed change. Staff recommends that the Steering Committee approve changing this parcel from Mixed Use to Low Density Residential at the June 4, 2009 meeting.

Attachments:

1. Land Use Map
2. Location map for parcel on 4H Club Road