

## Responses to 2<sup>nd</sup> Steering Committee Questions and Comments

### Specific Questions

#### LU-0021-2008 Hill Pleasant Farm

Staff supports the Business Climate Task Force report and has also identified this area of the County as important for economic development. In fact, this corridor is vital for economic development as can be seen through the infrastructure, zoning and Comprehensive Plan-ready areas at Colonial Heritage, the Croaker Interchange (south-west quadrant), and the Pottery property (on the Richmond Road side of the rail road tracks).

These areas, in the immediate vicinity of the Hill Pleasant Farm (on all three sides in fact), require no additional Comprehensive Plan or Zoning changes. With these existing areas not requiring the infrastructure improvements that this Land Use Application requires (Mooretown Road extension), staff believes that these areas would be appropriate to develop in the near future while planning for the Hill Pleasant Farm and Mooretown extended is being considered through sub-area planning and other County planning initiatives.

#### LU-0022-2008 8491 Richmond Road (Taylor Farm)

1. With regard to discussion about the proportion of this property that is inside the Primary Service Area (PSA) that occurred at the last Steering Committee meeting, staff would note that approximately 46 acres out of 217 acres total is currently located inside the PSA.

2. Information on non-residential A-1 uses will be included in the Economic Development and Land Use sections of the Comprehensive Plan.

3. With regard to whom people interested in rural enterprise might contact to find out more information about locating in the County, staff wanted to follow up with a little more information. In addition to the Office of Economic Development as referenced by Mr. Fraley, which is a resource within the James City County government, other resources exist as well. One such resource is the Farm Link program, which is administered by the Virginia Department of Agriculture and Consumer Services (VDACS). This program was highlighted to staff by Leanne DuBois, who is the Program Manager for Direct Marketing Services with VDACS. This program is designed to match up "Farm Owners" with those in search of land to either rent or own. Ms. DuBois shared the information that the program currently has 354 active farm seekers state-wide, with only 26 farm owners with land for sale or lease (a larger demand than there is supply).

#### LU-0024-2008 4052 Cokes Lane

Pending the outcome of the Steering Committee's preliminary vote on the 29<sup>th</sup>, staff will contact the intervening property owner via a letter and publicly advertise the proposed Land Use designation change prior to the Steering Committee reviewing the traffic model with the Land Use designation changes in March.

#### Staff #9: Toano Moderate Density Residential

Staff has provided maps showing the parcel and area widths for the Toano Moderate Density Residential areas (in the Location Map column on the Steering Committee's Materials webpage). Staff would be happy to consider specific buffer width suggestions for proposed Mixed Use area from the Steering Committee at the next meeting.

#### LU#s 17, 26 and 27 (Ironbound Commercial)

1. Pending the Steering Committee's preliminary vote on the 29<sup>th</sup>, staff will contact the property owner on the end via a letter and publicly advertise the proposed Land Use designation change prior to the Steering Committee reviewing the traffic model with the Land Use designation changes in March.
2. The access through the Shell Station is private property and is maintained by the commercial owners.

#### LU-0023-2008: 7809 Croaker

1. The typo in the consultant's recommendation that was discussed by Mr. Massie has been corrected and is now re-posted. Staff verified with the consultant that the wording was a typo rather than a misunderstanding, and their recommendation remains the same.
2. Examples of other commercial development that has been approved in Low Density Residential areas include Greensprings Office Park and Stonehouse Tract 9, both of which had adequate buffers and height restrictions through master plans and proffers.
3. The owner of the adjacent triangular parcel next to Mr. Massie's property is 217 Associates LTD. The parcel is zoned A-1, and is currently wooded and does not appear to have any structures.

#### Bush Springs Road Applications

With regard to the request for JCSA to send a letter to residents that confirms the information presented by staff at the meeting, a copy of such a letter has now been prepared and will be sent out to residents along the road.

#### Staff #8: Treyburn Drive

Staff regrets an error when previously answering the Committee's questions about the ownership of the two parcels that are the subject of this application. Staff had indicated that the City of Williamsburg owned these parcels, however, the City owns one, and the other (the larger parcel) is owned by a private individual. Staff has also now received comments on this application from the City of Williamsburg, which will also be posted.

#### LU-0002-2008 8510 Croaker Road

As stated at the meeting, staff had contacted other County Divisions whose need for property in this area seemed somewhat likely and did not receive the response that this parcel would meet an urgent service need. There is not County interest in purchasing this parcel, and staff continues to feel that it would not be appropriate to designate this parcel Federal, State and County or Park, Public or Semi Public Open Space without a compelling need or any plans for County purchase. In addition, staff would note the existing Rural Lands designation would not preclude this site being put to public use in the future if the need did arise, as "Recreational, public or semi-public and institutional uses that require a spacious site and are compatible with the natural and rural surroundings" are listed as appropriate primary uses in the Rural Lands Comprehensive Plan land use map description. Given this, staff believes that the desire of the property owner for a public use on the site could be accommodated under the existing land use designation if the County identified a need for a public use there in the future.

#### **Other Information**

As mentioned in the last "Response to Comments" document, information from Mapping on developed versus undeveloped zoned acres will be posted as soon as it is available.

