



A CALL FOR ACTION

Reflections on JCC's Comprehensive Plans

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2003 Comprehensive Plan

- Three Overriding Goals in the Vision Statement
 - Preserve the quality of life
 - Control residential growth while preserving the County's natural beauty
 - Preserve rural land

2001 Citizen Survey for 2003 Comprehensive Plan

Percent of county residents who believe:	2001 Survey
<ul style="list-style-type: none">• That land development is occurring too quickly	78%
<ul style="list-style-type: none">• There should be restrictions on land sold for commercial and residential development	80%
<ul style="list-style-type: none">• That the county should do more to preserve farmland	74%

**These were the
community's wishes.**

What did we get?

How Localities Changed: 2000-2009*

	Percent Increase
James City County	29.4
Suffolk	28.6
Isle of Wight County	15.6
York County	14.6
Williamsburg	11.3
Surry County	4.1
Gloucester County	3.8
Middlesex County	3.5
Mathews County	2.3
Newport News	0.2
Hampton	-1.5

- James City County' population growth of 29.4 percent from 2000-2009 was the highest rate in the Hampton Roads area.

*Weldon Cooper Center for Public Service at UVA (*Daily Press* February 15, 2009)

Dwelling Units 2003-2008*

Year	Yearly Increase	Total
2003	679	22,728
2004	769	23,497
2005	1127	24,624
2006	945	25,569
2007	938	26,507
2008	710	27,217

- 2003 thru 2008: 5,168 new units, a 19.8% increase
- 1,433 housing units on the market, 14-20 months to sell inventory if no other units came on the market**
- 2000 US Census: only 3,179 total housing units in the County were constructed prior to 1969, this represents <12% of all housing units in the County in 2008.

*JCC Compliance Division HMS Database

**The Virginia Gazette, February 18, 2009

Impact of Growth

- Government decisions fueled this growth. Lasting negative environmental and economic consequences are the result:
 - Developments have been approved; land cleared and compacted is now sitting barren and idle, and will remain this way for the foreseeable future
 - Increasing number of empty storefronts and offices
 - Flooding and watershed environmental degradation
 - Infrastructure stressed by rapid development; insufficient proffers and impact fees to fund necessary improvements
 - Community character jeopardized
 - Increased County budget deficits with no relief in sight

The Evidence Follows

Controlled Growth?



- 2,862 residential units and 416,000 square feet commercial space
- 7 rezonings, 2 SUPs, 3 Master Plans, only 2 by-right,
- Plus 10,000 to 13,000 more approved but unbuilt residential units scattered through established communities

Residential Growth

	Name	How Approved	# Units	Population Increase
1	Governor's Grove at Five Forks	Rezoning	132*	330
2	Michelle Point	Rezoning	110*	275
3	The Townes At White Hall	Rezoning	107*	267
4	The Village at Ford's Colony	Rezoning	739!	739
5	Villas at Five Forks	Rezoning	92*	230
6	Weatherly at Whitehall	Rezoning	79*	197
7	Windmill Meadows	Rezoning	78*	195
8	Mason Park	SUP	15*	37
9	The Colonies at Williamsburg	SUP	365^	730
10	New Town Sections 7 and 8	Master Plan	211*	527
11	New Town Section 9, Settler's Market	Master Plan	400*	1000
12	The Villages at Whitehall	Master Plan	308*	770
13	Liberty Ridge	By-Right	139*	347
14	Westport	By-Right	102*	255
	Total		2,931	5,899

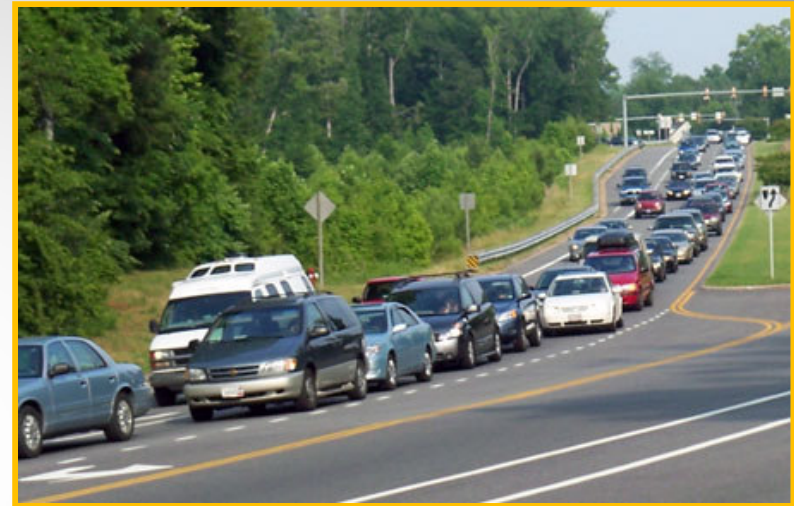
Multiplying Factor: Units to Population Increase *=2.5; !=1.0; ^=2.0

Increasing Number of Empty Storefronts

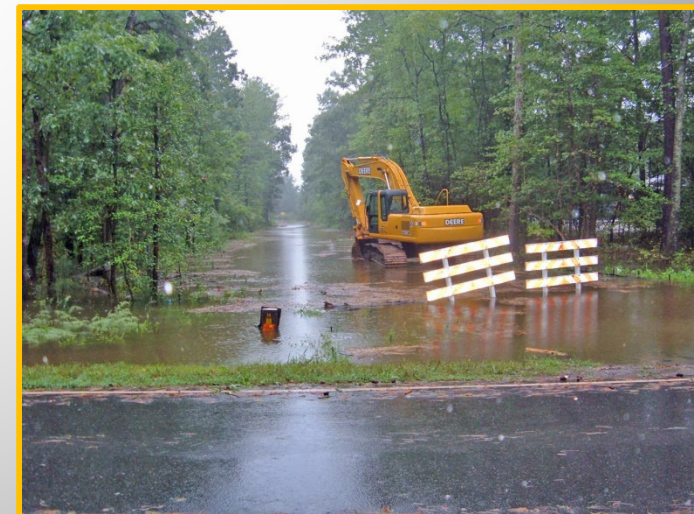


Infrastructure Under Stress

- Traffic increasing problem
- Flooding downstream caused by upstream development
- Schools, roads, police, fire, libraries, water, sewer all require more funding
- 2 creeks becoming 'urban drainage', Powhatan, Yarmouth face dismal future*
- No relief in sight



Longhill Road (June 2008)



Bike Trail at Route 5 Columbus Day 2006

* Virginia Gazette lead article, February 7, 2009

Comparison of 2001 and 2008 Citizens Survey

Percent of county residents who believe:	2001 Survey	2008 Survey	Percent Increase
• That land development is occurring too quickly	78%	83%	+5
• There should be restrictions on land sold for commercial and residential development	80%	83%	+3
• That the county should do more to preserve farmland	74%	79%	+5

Comparison of 2001 and 2008 Citizens Survey (cont)

- The only decline noted was in the percentage of those who rated the county's "natural environment" good or excellent.
- The ICMA* survey found that only 40% rated the "overall direction JCC is taking" at good or excellent, which is well below the national benchmark.
- Researchers from Virginia Tech** concluded that the strengthening of opinion on these issues indicates ***"a call for action on growth management."***

*ICMA--International City Management Association

** The Virginia Tech Center for Survey Research

A Call For Action

- Several J4C members have been active participants in the one-plus year effort to revise the Comprehensive Plan:
 - To date, we have seen no sign of Virginia Techs’ ***“call for action on growth management.”***
 - Nor even an acknowledgement of residents’ wishes for this call for action.

Principles Guiding Land Use Change

J4C proposes three principles that we believe should guide any land use change:

1. Approve no change without an assessment of the cumulative impact of such change upon the environment, traffic, water supply and financial health of the county
2. Approve no change under any circumstances that will extend the PSA; and
3. Approve no change that will accommodate a population greater than that already projected by right.

James City County Citizens' Coalition (J4C)



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*Working together to protect and preserve our
environmental resources and quality of life.*