

NOTICE OF PUBLIC HEARING

The Planning Commission of James City County, Virginia, will conduct Public Hearings on Monday, June 6, 2005, at 7:00 P.M. in the County Government Center Board Room, 101-F Mounts Bay Road, James City County, Virginia to consider the following:

An Ordinance to amend James City County Code Section 24-7, Administrative fees, to increase fees as follows:

	<u>Current Fee</u>	<u>Proposed Fee</u>
<u>Rezoning</u>	\$1,200, plus \$50 per acre, not to exceed \$15,000	\$1,200, plus \$100 per acre not to exceed \$15,000 (increase of 100%)
<u>Site Plan</u>		
Administrative Review Residential structures or improvements	\$600, plus \$60 per residential unit`	\$600, plus \$70 per residential unit (increase of 16.67%)
Administrative Review Mixed Use structures or improvements	\$600, plus \$60 per residential unit plus \$0.024 per sq. ft. of nonresidential building area	\$600, plus \$70 per residential unit plus \$0.024 per sq. ft. of nonresidential building area (increase of 16.67%)
Planning Commission Review Residential structures or improvements	\$1,800, plus \$60 per residential unit	\$1,800, plus \$70 per residential unit (increase of 16.67%)
Planning Commission Review Mixed Use structures or improvements	\$1,800, plus \$60 per residential unit plus \$0.024 per sq. ft. of nonresidential building area	\$1,800, plus \$70 per residential unit plus \$0.024 per sq. ft. of nonresidential building area (increase of 16.67%)

Authority to impose fees: Virginia Code §§ 15. 2-2286(6)

All interested persons are invited to attend the hearings. The ordinances are on file in the County Attorney's office and may be viewed during normal office hours at the County Government Center, 101-C Mounts Bay Road, James City County, Virginia. Persons requiring an accommodation in order to participate in the hearing should call 253-6728, County Administration, three days prior to the meeting.

O. Marvin Sowers, Jr., Director of Planning

TO BE AIRED LIVE ON CABLE TV CHANNEL 48 GOVERNMENT INFORMATION CHANNEL.

PUBLIC HEARING NOTICE

The Planning Commission of James City County, Virginia, will hold a public hearing on Monday, June 6, 2005, at 7:00 p.m. in the County Government Center Board Room, 101-F Mounts Bay Road, James City County, Virginia, to consider the following:

Case No. Z0-3-04 Zoning Ordinance Amendment – Mixed Use Fast Food Restaurants.

An ordinance to amend and reordain Chapter 24, Zoning, of the Code of the County of James City, Virginia, by amending Article V, Districts, Division 15, Mixed Use, Section 24-522, Uses permitted by special use permit only, to permit fast food restaurants in the mixed-use zoning district after the issuance of a special use permit by the board of supervisors.

Case No. Z-9-05 / MP-6-05 Governor's Grove. Mr. Eric Nielson has applied on behalf of National Housing Corporation to rezone approximately 23.26 acres from R-8, Rural Residential and B-1, General Business, to MU, Mixed Use, with proffers. The request seeks to develop 132 townhome units on the 14.93 acres of property north of John Tyler Highway and 25,000 square feet of commercial/office space on the 3 acres of property accessed off of Ironbound Road. Approximately 5.33 acres of property to the south of John Tyler Highway would be preserved as open space. The property is divided by John Tyler Highway and generally located at 4310 & 4360 John Tyler Highway and 3181 & 3191 Ironbound Road. The property is further designated as Parcel (1-14) and (1-37) on Tax Map (46-2) and Parcel (1-35) and (1-36) on Tax Map (47-1). The property is designated Moderate Density Residential on the Comprehensive Plan Land Use Map. Recommended uses on property designated for Moderate Density Residential include townhouses, apartments, and attached cluster housing, with a recommended minimum gross density of 4 dwelling units per acre, and up to a maximum of 12 dwelling units per acre in developments that offer particular public benefits. The development proposes an overall density of 6.5 units per acre.

Case No. Z-8-05 Williamsburg Wicker and Rattan Retail Center. Mr. Tom Derrickson has submitted an application to rezone 1.13 acres of land from B-1, General Business District and A-1, General Agricultural District to B-1, General Business District, with proffers. The applicant proposes a furniture shop, two retail spaces, a storage warehouse and a possible caretaker apartment in the existing house. The property is located at 7414 Richmond Road and is further identified as Parcel (2D-1A) on James City County Tax Map (23-2). The property is designated Low Density Residential by the Comprehensive Plan. Recommended uses include very limited commercial establishments, single family homes, duplexes, and cluster housing with a recommended gross density of 1 unit per acre up to 4 units per acre in developments that offer particular public benefits.

Case No. AFD-7-86 Mill Creek Agricultural and Forestal District – Andrews Addition. Eugene C. and Mary Andrews have applied to add 99.14 acres to the existing Mill Creek Agricultural and Forestal District (AFD-7-86). The property is located at 3406 North Riverside Drive and is identified as Parcel No. (1-8H) on Tax Map (9-4). The parcel is zoned A-1, General Agricultural and is located in the Stonehouse District.

Case Nos. Z-6-05/MP-4-05. Warhill Tract.

James City County has applied to rezone approximately 155± acres from PUD-C, Planned Unit Development - Commercial, and M-1, Limited Business/Industrial, with proffers, to 145± acres of PUD-R, Planned Unit Development - Residential, 8.77± acres of PUD-C, Planned Unit Development - Commercial and 1.14± acres of R-8, Rural Residential, with amended and restated proffers, for the development of the Williamsburg/James City County Third High School, Thomas Nelson Community College - Williamsburg Campus, 8.77± acres of commercial development. The properties are located at **5700 Warhill Trail and 6450 Centerville Road** and can be further identified as Parcel Nos. (1-12) and (1-13) on James City County Real Estate Tax Map No. (32-1). The Comprehensive Plan Land Use Map designates this site as Mixed Use. Mixed Use areas are centers within the PSA where a broad spectrum of land uses are encouraged. Consideration of development proposals in mixed use areas should focus on the development potential of a given area compared to the area's infrastructure and the relation of the proposal to the existing and proposed mix of land uses and their development impacts.