

## RESOLUTION

### DESIGN GUIDELINES FOR THE TOANO COMMUNITY CHARACTER AREA

- WHEREAS, on September 13, 2005, and October 11, 2005, the James City County Board of Supervisors created the Toano Community Character Area Study Steering Committee to conduct a comprehensive study of the area and develop a set of design guidelines for future development; and
- WHEREAS, these guidelines will be used by citizens, staff, the Planning Commission, and the Board of Supervisors to guide recommendations and decisions in future land use cases and other development activity in the Toano area; and
- WHEREAS, after five public meetings the Toano Community Character Area Study Committee (the "Committee") unanimously adopted a set of design guidelines for the area generally known as "Toano" and referred to in the Study adopted by the Committee as the "Toano Community Character Area"; and
- WHEREAS, on January 9, 2006, the James City County Planning Commission (the "Commission") unanimously recommended approval of the design guidelines set forth in the Study.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby endorses the design guidelines as drafted by the Committee and recommended by the Commission, which shall be used alongside the 2003 Comprehensive Plan when reviewing rezonings, special use permits, and other development activities within the area generally known as "Toano" and referred to in the Study adopted by the Committee as the "Toano Community Character Area":

#### **Design Guidelines for the Toano Community Character Area of James City County**

The historic village of Toano sits along Route 60 in the northern part of James City County (the "County"), between Anderson's Corner and Norge. The Toano Community Character Area (the "Community Character Area") stretches from approximately the railroad tracks on the west to Bush Springs Road on the east and includes the intersection of Route 60 and Forge Road. Toano has seen a lot of change over time, particularly Route 60 has been widened through the main historic section of the town.

The growth and future development currently taking place in the Toano area prompted this study, and through these principles and guidelines, the County wishes to preserve the character and qualities that make this area unique.

The Toano Community Character Area Study Committee (the "Committee") was created by the Board of Supervisors to listen to the views of County citizens, particularly those who live and work in Toano. The Committee's purpose was to recommend principles and guidelines that highlight and honor Toano's history, encourage growth that enhances character, and improve streetscapes and a pedestrian-friendly town center. The principles and guidelines will be incorporated into the next regularly scheduled update of the County's Comprehensive Plan. Until that time, these principles and guidelines, when approved, will serve as an addendum to the 2003 Comprehensive Plan.

**1. Planning Principles**

- i. Highlight and honor history
- ii. Encourage appropriate growth that enhances unique small-town character
- iii. Preserve open space/rural lands; establish communal greenspace
- iv. Enhance pedestrian and bicycle environment while slowing vehicular traffic
- v. Improve streetscape and landscape to create sense of place

**2. Design Guidelines Plan**

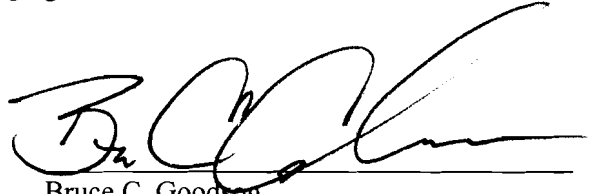
The design guidelines, attached hereto as Exhibit A, highlight improvements and plans for the Toano area, and give guidance for all future developments inside the Community Character Area. The guidelines shall be considered and interpreted as conceptual and not necessarily as parcel specific.

For parcels fronting on Richmond Road with a designation of moderate density residential on the 2003 Comprehensive Plan Land Use Map, the design guidelines supplement that designation to encourage a mix of commercial and residential uses, but predominantly neighborhood commercial on the highway frontage.

**3. Implementation Strategies**

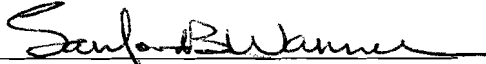
- i. New development and redevelopment in the Community Character Area shall implement the design guidelines.
- ii. Utilize available funds in the Capital Improvement Program budget as well as alternate sources of funding including grants or private contributions to construct sidewalks and pedestrian crosswalks in accordance with the design guidelines. Target capital investments by James City County (e.g., landscaping, underground utility lines, streetscape improvements, etc.) to support private reinvestment and redevelopment.
- iii. Utilize available State and Federal grants, including the Virginia Department of Transportation (VDOT) Transportation Enhancement Program to implement streetscape improvements.
- iv. In accordance with the recommendations of the James City County Architectural Survey establish the Toano Historic District so that property owners may qualify for redevelopment tax credits. Assist property owners in placing qualified properties on the State and Federal registers of historic places.
- v. Using the successful Jamestown Corridor Enhancement Committee as a model, establish a Toano Enhancement Committee in partnership with the Friends of Forge Road and Toano and/or the Williamsburg Land Conservancy. Fund a matching grant program similar to that established for Jamestown Road.
- vi. As part of the update of the County's Community Appearance Guide, create a section providing specific examples for Toano.

- vii. As part of a public sector contribution, there should be created an illustrative Master Plan for areas within the Community Character Area which have a critical need for joint development to ultimately achieve the vision of the design guidelines.



Bruce C. Goodson  
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner  
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
ICENHOUR	AYE
MCGLENNON	AYE
BRADSHAW	AYE
GOODSON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2006.

DesignGuide.res