

**AGRICULTURAL AND FORESTAL DISTRICT 06-86. Cranston's Pond - Ware Property  
Withdrawal (deferred from August 14, 2001)  
Staff Report for the September 25, 2001, Board of Supervisors Public Hearing**

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This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

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**PUBLIC HEARINGS**

Building C Board Room; County Government Complex  
AFD Advisory Committee: April 20, 2001, 4:00 p.m.  
Planning Commission: May 7, 2001, 7:00 p.m. (deferred)  
June 4, 2001, 7:00 p.m. (deferred)  
July 2, 2001, 6:00 p.m.  
Board of Supervisors: August 14, 2001, 7:00 p.m. (deferred)  
September 25, 2001, 7:00 p.m.

**SUMMARY FACTS**

Applicant: Mr. Alvin Anderson, on behalf of L. Wallace Sink, Trustee of the Ware Estate  
Land Owner: Ware Estate, L. Wallace Sink  
Proposed Use: Mixed Use Zoning. The applicant proposes developing a 2,000-unit, gated, golf-course community which is age restricted to 55 years and older. The application also includes 425,000 square feet of commercial area fronting Richmond Road.  
Location: 6991 Richmond Road  
Tax Map and Parcel No.: (23-4)(1-21)  
Primary Service Area: Inside  
Parcel Size: Approximately 90.79 acres  
Existing Zoning: A-1, General Agriculture  
Comprehensive Plan: Qualifying portions are Mixed Use, Moderate Density Residential, and Low-Density Residential  
Surrounding Zoning: North: R-2, General Residential (Kristiansand)  
B-1, General Business (North along Richmond Road is the Colonial Towne Plaza Shopping Center and the New England Grill & Market Restaurant)  
South: A-1, General Agriculture (Many properties. Most notably the Massie Property, Briarwood Park Condominiums/

Manufactured Home Park, and the Settler's Lane  
Manufactured Home Subdivision.)

East: M-1, Limited Business (The Williamsburg Pottery)

West: A-1, General Agriculture (Hidden Acres Farm)

Staff Contact: Ben Thompson - Phone: 253-6685

**STAFF RECOMMENDATION:**

The Applicant has requested that this case be deferred at the September 25, 2001, meeting until October 9, 2001. This will allow this application to run concurrently with the associated rezoning application (Z-04-00). Staff concurs with this request and recommends deferral of the application.

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Benjamin A. Thompson

CONCUR:

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O. Marvin Sowers, Jr.

BAT/gb  
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