

**REZONING 04-00/MP-01-01. Colonial Heritage at Williamsburg (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  
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 U.S. Home Corporation  
Land Owner: Jack L. Massie and Virginia Massie, and L. Wallace Sink, Trustee of the Ware Estate

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: 6175 Centerville Road, 6799 Richmond Road, 6895 Richmond Road, 6993 Richmond Road, and 6991 Richmond Road

Tax Maps and Parcel Nos.: (23-4)(1-21), (23-4)(1-22), (24-3)(1-32), (31-1)(1-11), (24-3)(1-32a)

Primary Service Area: Inside

Parcel Size: Approximately 777 acres

Existing Zoning: A-1, General Agriculture, and M-1, Limited Business/Industrial

Proposed Zoning: MU, Mixed Use

Comprehensive Plan: Low-Density Residential, Moderate Density Residential, and Mixed Use

Surrounding Zoning: North: R-2, General Residential (Kristiansand Subdivision)  
South: A-1, General Agriculture and R-1 Limited Residential (Briarwood Park Condominiums, Jameshire/Settler's Lane, and Adam's Hunt Subdivision)  
East: B-1, General Business, and M-1 Limited Business/Industrial (Colonial Towne Plaza and The Williamsburg Pottery, respectively)  
West: A-1, General Agriculture (Peninsula Boy Scouts of America/Camp Chickahominy and Hidden Acre Farm, Inc.)

Staff Contact: Ben Thompson - Phone: 253-6685

**STAFF RECOMMENDATION:**

The Applicant has requested deferral of this application from the September 25, 2001, Board of Supervisors meeting to October 9, 2001. Staff concurs with the applicant and recommends the deferral request be granted.

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Benjamin A. Thompson

CONCUR:

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O. Marvin Sowers, Jr.

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