

**AGRICULTURAL AND FORESTAL DISTRICT 06-86. Cranston's Pond - Ware Property
Withdrawal (deferred from September 25, 2001)
Staff Report for the October 9, 2001, Board of Supervisors Public Hearing**

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.

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. (deferred)
October 9, 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 to November 13, 2001. This will allow the application to run concurrently with the associated rezoning application (Z-04-00). Staff concurs with this request and recommends deferral of the application.

Benjamin A. Thompson

CONCUR:

O. Marvin Sowers, Jr.

BAT/gb
2afd06-86.wpd