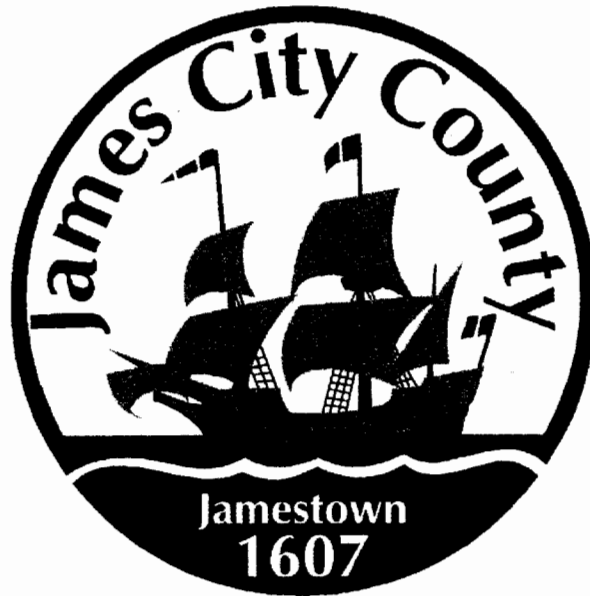


**JAMES CITY COUNTY
PLANNING COMMISSION
ANNUAL REPORT**

FY 2003-2004



November 23, 2004

Table of Contents

Introduction	3
Message from Chairman of the Planning Commission	4
Planning Commission Members and Planning Division Staff	5
Staff Development and Changes	7
Citizen Inquiries	8
Development Review	8
Major Projects	9
Appendix:	
a. Major Cases (Rezoning)	15
b. Major Cases (Special Use Permits)	16
c. Major Cases (Site Plans)	17
d. Major Cases (Subdivisions)	20

Introduction

The James City County Board of Supervisors appoints the Planning Commission to review cases and make recommendations regarding land use, transportation, public facilities and utilities. The Commission's main responsibilities include updating and overseeing implementation of the County's Comprehensive Plan, assessing the annual Capital Improvements Program, and reviewing development cases. The Commission also reviews all Subdivision and Zoning Ordinance changes, rezonings, special use permits, master plans, and AFD's.

The Planning Division provides staff support to the Planning Commission and its subcommittees: The Development Review Committee, which reviews major development cases; and the Policy Review Committee, which reviews specific planning related topics and makes recommendations to the Commission. Staff also regularly provides support for a number of other ongoing committees such as the New Town Design Review Board, Historical Commission, Historic Triangle Bicycle Advisory Committee, and other special project committees. Additionally, staff makes planning-related policy recommendations to the Planning Commission, administers and enforces the Zoning Ordinance, implements landscaping and bikeway projects, and acts as a liaison to a variety of other Board-appointed committees, community organizations and government entities.

The Virginia State Code requires the Planning Commission to prepare an annual report to the Board of Supervisors concerning its activities and the status of planning activities in the community. During Fiscal Year 2003-2004, Planning Commission and staff activities primarily consisted of major projects, development review, and participating in a variety of community events and committee studies. Items contained in this report include a message from the Chairman of the Planning Commission, brief descriptions of each of the sitting Planning Commission members, as well as the Planning Division staff. The report also contains summaries of the work of the Planning Commission and Division, including a list of major projects and major cases dealt with and/or approved.

MESSAGE FROM PLANNING COMMISSION CHAIRMAN

Enclosed please find information regarding activity of the James City County Planning Commission over the past year. With the assistance of county staff and input from citizens, applicants, and other interested parties, the seven appointed members of this advisory group have reviewed and acted upon a range of land use matters for consideration and final action by our five elected supervisors. We have sought - - and continue to seek - - active input throughout this process from the citizens we serve in order to address the needs and opportunities of our growing, vibrant community.

A. Joe Poole, III

October 20, 2004

PLANNING COMMISSION MEMBERS AND PLANNING DIVISION STAFF

A. Joe Poole III, Chairman (At-large) Joe has been a resident of James City County since 1992. He was initially appointed to the Planning Commission in 1995 to complete the unexpired term of a commissioner who left the area. Joe received his Bachelor's degree in Architecture and Environmental Design from North Carolina State University and is currently a Director of Special Gifts for the Colonial Williamsburg Foundation. He serves on the Policy Committee and is the Chairman of the Leadership Group. Joe's second full term on the Planning Commission expires on 1/31/05.

Donald Hunt, Vice-Chairman (Stonehouse District Representative) Don is a James City County native and has served on the Planning Commission since 1991. He received his Bachelor's degree in Horticulture from Virginia Tech and is the owner and operator of Hill Pleasant Farm, Inc., a fourth generation family business. In addition to the Planning Commission, he also serves on the Policy Committee and Development Review Committee, and was a member of the 2003 Comprehensive Plan Community Participation Team. Don's fourth term on the Planning Commission expires on 1/31/07.

Jack Fraley (Roberts District Representative) Jack Fraley graduated from the University of California at Los Angeles (UCLA) in 1966 with a Bachelor of Arts Degree in Economics. He held several different managerial positions with Shell Oil Company for many years before starting up a new high technology company for Shell, Rampart Packaging, located in the Bush Corporate Center. Jack was appointed to the Planning Commission in January of 2004. He currently serves as the three time elected Chair of the James City County Board of Zoning Appeals. He also is a member of the Design Review Board for the James River Commerce Center. Jack was elected Chair of the Business and Industrial Zoning Ordinance Review Committee in 1998 and was named Co-Chair of the Business Research and Technology task force in 1999. He retired from the business in 1998 to spend more time with his family and contribute to the local community. His first term expires on 1/31/08.

W. Wilford Kale, Jr. (Powhatan District Representative) Wilford, a native of Charlotte, North Carolina, has lived in James City County since 1962 and has served on the Planning Commission since 1998. He received his Bachelor's degree in History from Park College and is currently serving as the Senior Staff Advisor for the Virginia Marine Resources Commission where he has worked since 1994. He is chairman of the Policy Committee, serves on the Leadership Group, and was a member of the 2003 Comprehensive Plan Community Participation Team. Wilford's second term expires on 1/31/06.

Peggy Wildman (Jamestown District Representative) Peggy moved to James City County from Northern Virginia in 1995. She received her Bachelor's degree in American Studies from Goucher College in Baltimore. She served on the Business/Industrial Zoning Ordinance Review Committee and was appointed to the Planning Commission in February 2000. She is a member of the Development Review Committee and served on the 2003 Comprehensive Plan Steering Committee. Peggy's first term on the Planning Commission expires on 1/31/04.

Joe McCleary (Berkeley District Representative) Joe moved to James City County from the District of Columbia in 1994. He graduated with a Bachelor's degree in History from Tufts University and served 34 years as an officer in the U.S. Navy. Joe served on the Business/Industrial Zoning Ordinance Review Committee and on the Industrial Development Authority Research and Technology Task Force. He is the Chair of the Development Review Committee and a member of the Policy Committee and he served as Chair of the 2003 Comprehensive Plan Steering Committee. Joe's first term on the Planning Commission expires on 1/31/05.

George Billups (At-large) Mr. Billups was appointed to the James City County Planning Commission in February, 2002. He graduated from Virginia State College with a Bachelor of Science in the areas of Industrial Vocational Education and Science. He earned his Master's degree and Certificate of Advanced Studies from the State University of New York in the fields of Education and School Administration and Supervision. A retired high school principal and community activist, George has served on numerous local, state and federal boards which worked to create positive public policy and civil rights legislation. In addition to his service on the Planning Commission, George also currently sits on the Policy Committee and Regional Issues Committee, and was a member of the 2003 Comprehensive Plan Steering Committee. Mr. Billups's first Planning Commission term expires on 1/31/06.

Planning Division Staff

Management Staff: Marvin Sowers has been Planning Director of James City County since 1987. Don Davis has been Principal Planner for Comprehensive Planning since 1989. Allen Murphy, Zoning Administrator/Principal Planner for Current Planning joined the James City County staff in 1979. Combined, these three have more than 68 years of professional planning experience with 57 of those years as planners with James City County.

Professional Planning Staff: Tammy Rosario, Senior Planner, joined the staff in 1995 and now works as a part-time Senior Planner. Chris Johnson, Senior Planner, joined the staff in 1997 as an intern and has been a Senior Planner since 2001. Karen Drake, Senior Planner, joined the staff in 2000 and became a senior planner in 2002. David Anderson, Planner, joined the staff in 2001 and was promoted to Senior Planner in November of 2003. Matt Arcieri, Planner, joined the staff in 2000 as an intern and was promoted to Planner in 2002. Sarah Weisiger, Planner, joined the staff in 2002. Trey Davis joined the staff in 2002 as Development Management Assistant and was recently promoted to Planner effective July, 2004. Ellen Cook, Planner, joined the staff in 2003, filling a newly created position. Scott Whyte joined the staff in August, 2004, replacing the recently departed Lee Schnappinger as the staff's only landscape architect.

Zoning Officers: Christy Parrish began working for the County in 1993 and John Rogerson in 2000. They were both promoted to the position of Zoning Officer in 2001. Melissa Brown joined the staff as a Zoning Officer in January of 2003.

Front Desk: Patrick Foltz began work as an intern in September, 2002, and was promoted to Development Management Assistant in January, 2003. Toya Ricks began working for the County in 2002 and became the Administrative Services Coordinator for the Planning Division later that year. Geoff Cripe joined the staff as Development Management Assistant in September, 2004.

Interns: Matt Townsend continued his work as a paid intern through the first six months of FY2004. He was instrumental in helping out with the logistics of Steering Committee meetings, taking on major projects associated with the 2003 Comprehensive Plan, organizing the layout of the Comprehensive Plan, and completing a sign inventory for zoning reference. Several volunteer interns also worked for the department in Fiscal Year 2004. Megan McLaughlin interned for the fall, 2003, Tom Howard interned with the department from spring 2003 through spring 2004, and Tim Marlowe interned from January 2004 through spring 2004. The department recently brought three interns aboard for fall 2004. The current interns are Jesse Contario and Chase Mizelle, both of whom started in September, and Tim Brulle who started in October. All three also joined as unpaid volunteers. Staff expects to utilize the many talents of these interns to help assist with major projects and other administrative tasks.

Staff Development and Changes

Staff development continues to remain a high priority for both the Planning staff and the Planning Commission. Staff and Commission members take various courses throughout each year. The Planning Division cross-trains its staff so that current and comprehensive planners are assigned current planning cases such as rezonings, special use permits, site plans and subdivisions. Current planners also assist in comprehensive planning activities such as the development and implementation of the Comprehensive Plan.

Over the course of fiscal year 2003-2004, the Planning Division had members participate in a variety of continuing education programs. Some of the training courses/seminars and conferences that the staff participated in this past year were: American Planning Association National Planning Conference, Chamber of Commerce seminars, American Institute of Certified Planners Exam Preparation Workshop, Urban Land Institute workshops, Demographic Analysis workshop, Virginia Chapter of the American Planning Association Conference, Virginia Association of Zoning Officers Conference, William and Mary Meaningful Internship Training, Virginia Chapter of the American Society of Landscape Architects Conference, management courses, financial seminar, ESRI Geographic Information Systems Training, and General Assembly Committee Meetings.

In addition to development, staff underwent several changes this year. Lee Schnappinger, Senior Planner and Landscape Architect, left for employment elsewhere. Staff will miss her presence and expertise. Scott Whyte, a graduate of Virginia Tech with a Bachelors Degree in Horticulture was hired in August of 2004 to fill this vacancy. An increasing workload, brought on by the County's growing population, necessitated the creation of two additional planner positions. Ellen Cook, a graduate of Williams College who obtained her Masters degree in Planning and Environmental Policy from Cardiff University in Wales, filled one new position in August 2003. Trey Davis, a graduate of Duke University was promoted to fill the second Planner position after being hired two years ago as Development Management Assistant. In September of 2004, Geoff Cripe, a graduate of Indiana University joined the front desk staff to fill the vacancy created when Trey Davis was promoted.

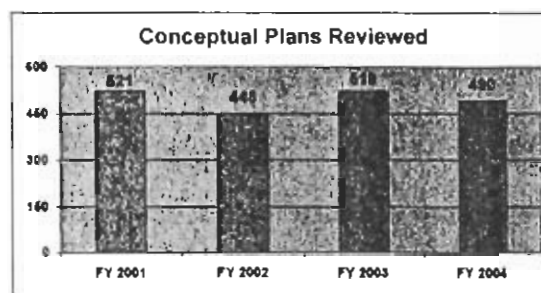
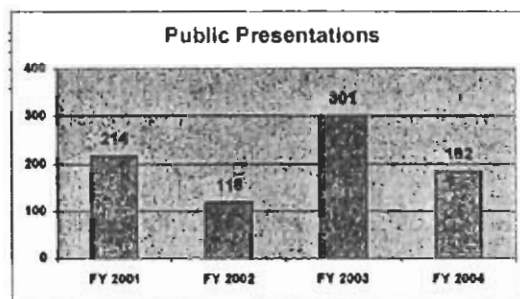
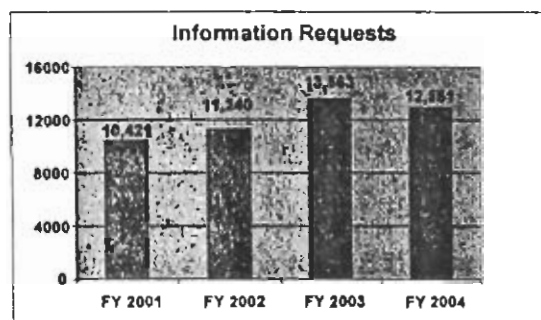
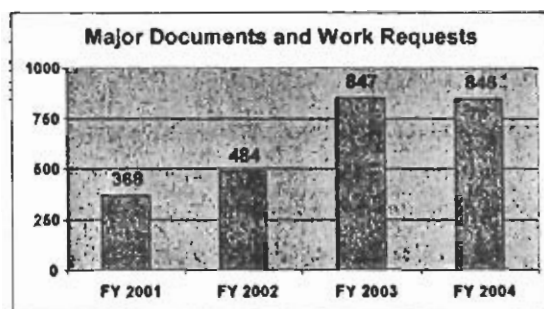
While all of the changes have been trying at times, the Planning Division continues to possess a staff that is extremely confident and effective.

Citizen Inquiries

The Planning Division responds to over 12,000 citizen inquiries each year. The long-range and current planning sections of the Division handle a variety of questions. The long-range planning section is responsible for citizens' inquiries regarding the Comprehensive Plan, development issues, population, census and housing estimates, land use, transportation, and traffic issues. The number of inquiries directed to the long range planning section this year remained steady at last years' elevated level due to several major developments and population growth. The current planning section responds to citizens' inquiries regarding land development cases, zoning and subdivision ordinances, site plans, landscaping, development submittal requirements and general development in James City County. The administrative staff handles questions regarding the Planning Commission and Board of Supervisors meetings, application processes, public hearing notices, development case status and other logistical and informational questions. These inquiries come from attorneys, architects, contractors, engineers, developers, landowners, and citizens at large. A substantial amount of staff time is dedicated to providing this service to keep the public informed and to provide an additional outlet for citizen response and comment.

Development Review

Development review activities consist primarily of rezonings, special use permits, site plans, subdivisions, and conceptual plans. A list of major cases appears later in this report. In May of 2004, Planning staff created the Conceptual Roundtable, a bi-monthly conceptual review meeting for applicants that need to resolve engineering issues before submitting a site plan. In addition to regular development review, the Planning Division handles a variety of other activities. Some of the activities that Planning staff handles are shown graphically below while others are shown in later sections. Moreover, staff has the responsibility of constant review and, as necessary, updating documents such as the Zoning Ordinance to assist the Planning Commission, the Board of Supervisors, and citizens in development activities. The number of tasks taken on by the Planning staff remained comparable to the workload of FY 2003 even though the Comprehensive Plan update was completed in August 2003.



MAJOR PROJECTS

Capital Improvements Program

Each year the Planning Commission reviews projects proposed by County agencies for inclusion in the Capital Improvements Budget. In light of current fiscal restraints on the County, many projects have been temporarily given medium or no priority. Projects selected by the Planning Commission for the FY 2005 CIP that have a high priority are listed below.

- Purchase Development Rights (PDR)
- Water Quality Improvements/Lightfoot BMP
- Toano Convenience Center Relocation
- Ambulance Replacement
- Lafayette High School- Hot Water Boiler

In addition to the projects above, the Board of Supervisors funded the following projects as part of the FY 2005 budget process.

- Road Improvements
- Underground Utilities
- VDOT Road Match
- Water Quality Improvements

Primary Roads Priorities

The FY05 Primary Roads Priorities, outlining the County's funding priorities for a safe, efficient and adequate transportation network was drafted by staff and presented to the James City County Board of Supervisors on September 14, 2004. The priorities include widening Route 199 at points where it consists of only two lanes, improving the intersection of Route 199 and Route 31 with adequate pedestrian facilities, relocation of Route 60, the Greensprings and VA Capital Trails, Peninsula Light Rail Project, and landscaping and additional aesthetic enhancements. Improvements to the Monticello Avenue and Ironbound Road intersection continue to be designed prior to the widening of Ironbound Road. All projects are proposed to be included in VDOT's six-year improvement program.

Secondary Roads Priorities

The FY05 Secondary Roads Priorities, outlining the County's funding priorities for secondary roads and transportation construction projects in 2005, was drafted by staff and presented to the James City County Board of Supervisors on March 23, 2004. The projects which have been selected for funding in VDOT's FY05 budget include: improving Ironbound Road to a four lane road with a median and a multi-use pedestrian path from Route 747 to Route 616, and improving the shoulders and ditches along Croaker Road. Normally the Board of Supervisors considers a six year budget and Six-Year Secondary Road Priorities concurrently. However, the Virginia Department of Transportation (VDOT) requested that the Board approve a one-year budget in order to ensure timely availability of secondary road funds, and postpone adoption of a six year plan and budget until 2005.

Virginia Capital Trail

The County has been an active partner in the design and location of both the VA Capital and Greensprings Trails. The Virginia Capital Trail will be a combination bikeway and pedestrian facility linking historic, cultural, and scenic sites along the Route 5 corridor with Jamestown Island and Williamsburg. At its completion, the trail will link Colonial Williamsburg with the City of Richmond. A feasibility study has been completed and engineering design work is currently in progress. This design stage is being funded through a federal, state, and county partnership. The section of the trail planned for James City County will run adjacent to Route 5, connecting Chickahominy Riverfront Park with Greensprings Trail, which is essentially a leg of Virginia Capital Trail. This alignment was chosen subsequent to a feasibility study completed in 1999 with the input of citizens. Construction is targeted for 2005.

Greensprings Trail

Greensprings Trail will provide a multi-use path for non-motorized transportation between Route 5 and the Jamestown Settlement. The path's trailhead is adjacent to Jamestown High School, where the trail connects with the Virginia Capital trail. From this point, the path will extend Southeast in the vicinity of Greensprings Road, running through Mainland Farm to Jamestown Road. The trail will then cross Jamestown Road and join an existing multi-use path to the Colonial Parkway. Trail users can access Colonial Williamsburg via the Colonial Parkway from the Jamestown Settlement. Design is currently underway with funding coming from a federal, state, and county partnership. Project engineers plan to begin construction in 2005 and complete the trail in time for the celebration of the 400th anniversary of Virginia in 2007.

Route 199 Improvements

In October of 2002 VDOT signed a comprehensive agreement utilizing the Public Private Transportation Act of 1995 to complete vital improvements to the Jamestown Corridor, with emphasis on the widening of Route 199. Planning staff continued to collaborate with VDOT on design elements of the project including landscaping, decorative fencing, and soundwall design. Two sections of Route 199 were targeted for widening. The first section is in the vicinity of Mounts Bay Road and the second section is centered at College Creek. The Route 199/Jamestown Road intersection is also scheduled for improvements with right-of-way acquisition and utility relocation underway. The purpose of this project is to decrease congestion at the intersection. James-City County and the City of Williamsburg are providing additional funding to improve the intersection to include decorative fencing, aggregate concrete medians, and signage similar to that of the City of Williamsburg.

Route 359 Relocation

The newly relocated Route 359, which connects the Colonial Parkway to Route 31, was constructed and opened in FY2004. In preparation of the Jamestown 2007 events, Planning staff will be working on roadside landscaping designs. A section of the Greensprings multi-use trails has been constructed alongside new Route 359.

Light Rail Project

Improved passenger rail service for the Peninsula has been under consideration for several years. The project would provide much needed congestion relief on Interstate 64 which would in turn provide

relief for the primary roads within James City County, especially Route 199 and Richmond Road. The County and City of Williamsburg Planning Divisions continue to work with Hampton Roads Transit on this project.

Five Forks

During FY 2004, a traffic consultant with Kimley-Horn produced a "Traffic Impact Alternatives Analysis" to aid proposed development projects within the Five Forks vicinity that were likely to have major traffic and environmental impacts. As a follow-up and in accordance with Economic Development Action 12 G of the Comprehensive Plan, the Board of Supervisors formed a committee of county staff, residents, and business owners to evaluate redevelopment and land-use issues in Five Forks. The committee held four meetings for the purpose of receiving feedback from citizens and to produce a draft of principles for Five Forks. These were approved by the Planning Commission on September 13, 2004. The Board of Supervisors also approved the five guiding Principles on September 28, 2004. These principles will serve as guidelines for new Special Use Permit and Rezoning cases within the Five Forks vicinity.

New Town

The New Town Development Review Board (DRB), assisted by staff, continued to review proposed developments in New Town. Several individual site plans were approved including banks and mixed use structures, and the first non-residential buildings opened. The New Town United Methodist Church received site plan approval in February, 2004, and the 22,520 square foot William E. Wood building was approved in July, 2003. The first set of residential townhouses was approved for all of New Town, and the units adjacent to Sun Trust Bank fronting Court Street are currently under construction. The DRB is reviewing a multitude of conceptual plans, rezonings, site plans, and subdivisions with construction expected for the upcoming FY2005.

Historical Commission

The Planning Division has administrative responsibility for the Historical Commission. Responsibilities include taking minutes, preparing the budget, and assisting with projects such as "Oral Histories." Currently, staff is assisting with the relocation of the Norge Depot to the James City County Library site.

Architectural Assessment Project

Using a \$25,000 matching grant from the Virginia Department of Historic Resources (VDHR) to survey the County's architectural resources, a consultant completed a field study for the project and provided documentation, analysis, and recommendations to the Planning Division. Staff has forwarded all information to the County Historical Commission for consideration. The County or the Historical Commission may use the results of the survey to guide the development of a policy for the protection of historic structures. Staff developed a GIS layer that identifies the location of over 200 architecturally significant structures in the county.

Neighborhood Connections

The Planning Division participated in the Neighborhood Connections program during FY2004 by providing two staff liaisons to work with 21 county neighborhoods in communicating and resolving

pertinent issues. Issues dealt with this year include growth and expansion, increased construction in the neighborhoods, traffic safety, and ensuring the smooth and fair transition of neighborhood common grounds from developer control to control by the homeowners' association. Staff serves as a primary reference in assessing proposed street name changes, and informing the home-owner associations of details involved with rezonings. One volunteer is participating on the Neighborhood Connections Volunteer Committee, which is working to aid all neighborhoods in the transition from developer-owned to neighborhood-owned property. Two staff members are currently working on plans to celebrate the tenth anniversary of the Neighborhood Connections program on November 19, 2004.

Landscaping

In September of 2003, staff concluded its planting projects along the Chickahominy Riverfront Park road frontage with the cooperation of Parks and Recreation. The landscape plantings are designed to screen the park and internal areas of storage and aesthetically enhance the edge of the park. Staff also placed landscaping around the BMP at Jamestown and Sandy Bay Road to screen it from the roadway. Throughout Spring 2004, staff designed and placed landscaping along Route 5 and at the entrance of Jamestown High School in an ongoing effort to protect the aesthetic qualities of this historic community character corridor.

In Summer 2004, the Jamestown Road Steering Committee was formed. Nine nodes along Jamestown Road were chosen for enhancement, and the Committee narrowed the list down to four for landscaping improvements. The target date for implementation is Fall, 2004. Additionally, staff decided in late FY 2004 to transplant a row of Crape Myrtles lining the median of Route 199 near the intersection of Route 5 when plans were set for improvements at that intersection. Specifically, the median will be demolished to add turning lanes, necessitating the transplanting of the trees to the interchange at Route 199 and Monticello Rd.

FEMA Grants

James City County was extremely hard hit by hurricane Isabel last September. Possibly the hardest hit area was the Chickahominy Haven neighborhood. Staff from several County departments including Planning were dispatched to prepare County-wide damage estimates. The Federal Emergency Management Agency (FEMA) offered grants to help those whose homes bore the most damage from the hurricane. Shortly thereafter, staff organized a community meeting to discuss these grants and property reparations. After many revisions the final grant was written for several properties and would provide funds to elevate the houses so as to avoid such a situation in the future. The grants were approved by the State and have since been forwarded to the Federal grant approval agency for final approval.

Builders for the Bay

The Builders for the Bay is an agreement among the Center for Watershed Protection, Alliance for the Chesapeake Bay, and the National Association of Home Builders to lead community efforts to change existing subdivision codes and ordinances to allow for more environmentally sensitive site designs. This effort was ongoing throughout FY2004, with a number of meetings held. Throughout these discussions a set of principles were developed which should help land developers and the County better steward the environment in the development process. A final meeting has been set up to discuss the principles and their implementation. Accompanying the principles will be recommended ordinance

changes. After the final meeting the list of principles will be presented to the Planning Commission and then to the Board of Supervisors.

Site Plan Review Process

Staff participated in a three month long study with members of the development community and representatives from reviewing agencies to analyze the County's site plan review process. The purpose of the study was to enable greater understanding of the competing needs of all stakeholders, improve communications, develop a transparent review system, and reduce site plan processing time and the number of resubmittals. Since presenting the Site Plan Review Committee's recommendations to the Planning Commission in January, several of the committee's recommendations have been implemented, including a series of bi-monthly meetings between developers and staff from the Planning Division, Environmental Division, JCSA, and VDOT. These Development Roundtable meetings have provided opportunities for developers to discuss project design and development with County staff in an informal manner and receive feedback in advance of preparing development plans for submission to the County. Planning staff continues to work with staff in the Information Technology Division to modify the existing Case Tracking database for inclusion on the County web site. When the modifications have been completed, applicants and citizens will be able to access submittal dates and agency comments for every development plan under review.

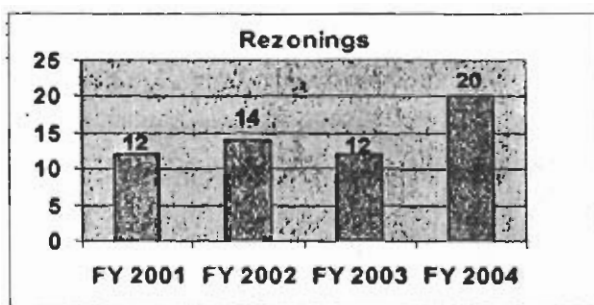
Comprehensive Plan

The Board of Supervisors adopted the 2003 Comprehensive Plan, Vision for Our Future, on August 12, 2003. In September 2003, the Virginia Municipal League awarded its highest award, the "President's Award" for the Comprehensive Plan update due to public outreach and the technical review process. In October 2004, the Planning Division prepared a status report on all of the actions contained in the Comprehensive Plan. The accomplishments are listed in full in that document; however, some of the major accomplishments in which the Planning Division was most involved are listed below.

- Administrative actions to minimize process delays for commercial and industrial projects included the study of the site plan process; creation of a standing committee to facilitate the process by reviewing conceptual plans and certain site plans; the addition of two planner positions; and a 9% improvement in Site Plan review turnaround. Currently, 99% of comments are sent out on time, as opposed to the previous 90% average last year. A total of five plans qualified for and received expedited review.
- Public facilities receiving funding in the FY 05 Capital Improvement Plan (CIP) include: greenways and trails, Freedom Park, Sports Facility, Grounds Equipment building, Williamsburg-James City Schools Multi-Purpose Building, and the Third High School. Completed projects include Building F at the County Complex.
- New Town Sections 2, 3, 4 & 6 and Norge Neighborhood are being developed to embody the concepts of preserving community character, encouraging fewer and shorter auto trips, and facilitating walking, bicycling, and transit use.
- Plans were prepared for the expansion of the Monticello Avenue/Ironbound Road intersection. Construction is set to begin in mid-2005.
- A new streetscape policy was adopted April 27, 2004. This streetscape policy is included in all new residential projects including Norge Neighborhood, and Michelle Point.
- The Five Forks Primary Principles, which attempt to retain the uniqueness of the Five Forks area, were adopted by the BOS in September 2004.

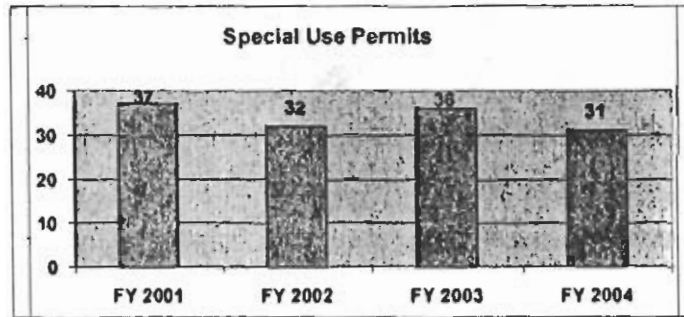
- Planning staff sponsored the creation of an Architectural Survey Geographic Information System (GIS) layer for use during the planning process.
- The Planning Division completed an inventory of all billboards in the County which will be linked to GIS.
- County staff encouraged developers to consider mixed use and mixed income residential development. Over the past year, developers have proposed developments that utilize the flexibility in County regulations to promote affordable housing. Examples include Michelle Point, Pocahontas Square, The Station at Norge, and New Town Sections 3 & 6, for a total of more than 500 units.
- Case examples of true mixed use development inside the Primary Service Area (PSA) include: Norge Neighborhood and New Town Sections 2, 3, 4, 5 and 6. Additional support is offered in the recently adopted Five Forks Primary Principles.
- The Board of Supervisors (BOS) adopted a resolution in support of the Peninsula Light Rail Project on September 14, 2004.
- The Greensprings Trail was approved and fully funded, a major step forward in the implementation of the Bikeway Plan and Greenways Master Plan. Construction is scheduled for 2005.
- Several landscaping projects were completed along Jamestown Road and Route 5.
- Planning Division staff is actively engaged in beautification efforts for 2007.

Major Cases – Rezoning



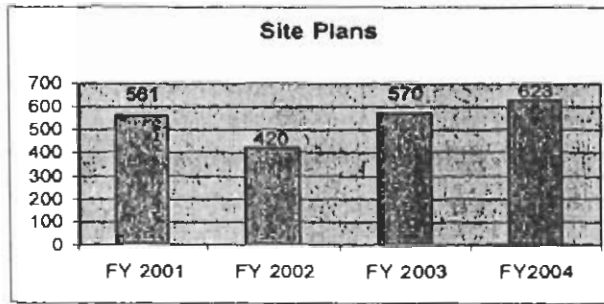
Z-08-03 Location: Rezoning: District:	Norge Neighborhood Richmond Road A-1 to MU Stonehouse	PC: Approved – 1/12/04 BOS: Approved – 2/10/04
Z-13-03 Location: Rezoning: District:	Michelle Point Barhamsville Road A-1 to R-5 Stonehouse	PC: Approved – 1/12/04 BOS: Approved – 2/10/2004
Z-14-03 Location; Rezoning: District:	Powhatan Secondary Amendment News Road R4 to R4 Powhatan	PC: Approved- 2/2/04 BOS: Approved- 3/9/04
Z-15-03 Location: Rezoning: District:	Station at Norge Croaker Road B-1 to R-5 Stonehouse	PC: Denied – 3/1/04 BOS: Approved- 7/27/2004
Z-01-04 Location: Rezoning: District:	New Town Section 5 Ironbound Road R-8 to M-1 Berkeley	PC: Approved- 5/3/04 BOS: Approved- 6/8/2004
Z-05-04 Location: Rezoning: District:	New Town Sections 3 & 6 Ironbound Road R-8 to MU Berkeley	PC: Approved- 9/13/04 BOS:

Major Cases – Special Use Permits



SUP-17-03	Warhill Sports Complex Master Plan Amendment	
Location:	Warhill Trail	PC: Approved- 6/7/04
Zoning:	R-8	BOS: Approved- 7/13/04
District:	Powhatan	
SUP-18-03	Old Towne Road Timeshares Master Plan Amendment	
Location:	Olde Towne Road	PC: Approved- 10/6/03
Zoning:	R-2	BOS: Approved- 11/12/03
District:	Berkeley	
SUP-20-03	Jamestown Hundred Master Plan Amendment	
Location:	John Tyler Highway	PC: Approved- 2/2/04
Zoning:	R-2	BOS: Approved- 3/9/04
District:	Jamestown	
SUP-21-03	Milanville Kennels	
Location:	Monticello Avenue	PC: Approved- 12/8/03
Zoning:	A-1	BOS: Approved- 1/13/04
District:	Berkeley	
SUP-30-03	Chesapeake Bank at Lightfoot	
Location:	Richmond Road	PC: Approved- 2/2/04
Zoning:	B-1	BOS: Approved- 3/9/04
District:	Stonehouse	
SUP-11-04	Freedom Park Master Plan	
Location:	Centerville Road	PC: Approved- 6/7/04
Zoning:	A-1	BOS: Approved- 7/27/04
District:	Powhatan	
SUP-13-04	Williamsburg Farms Country Inn	
Location:	Wessex Hundred Road	PC: Approved- 8/16/04
Zoning:	R-8	BOS: Approved- 9/14/04
District:	Roberts	

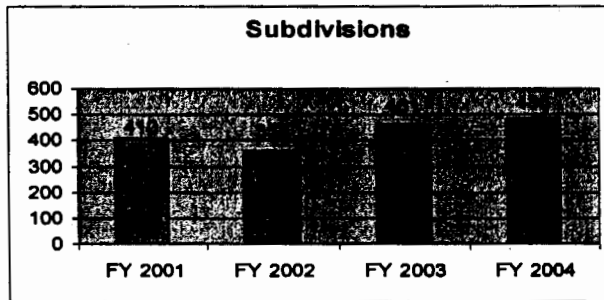
Major Cases – Site Plans



SP-103-03	CoreSix Precision Glass, James River Commerce Center	
Location:	Endeavor Drive	Preliminary: 8/27/03
Zoning:	M-1	Final: 10/23/2003
District:	Roberts	
SP-114-03	Thayer-Smith Self Storage, Skiffes Creek Industrial Park	
Location:	Manufacture Drive	Preliminary: 10/2/03
Zoning:	M-2	Final: 3/31/04
District:	Roberts	
SP-117-03	Riverside Ambulatory Healthcare Facility	
Location:	Kings Way	Preliminary: 10/1/03
Zoning:	B-1	Final: 10/14/03
District:	Jamestown	
SP-127-03	New Town- Old Point National Bank	
Location:	Ironbound Road	Preliminary: 3/26/04
Zoning:	MU	Final: 6/16/04
District:	Berkeley	
SP-128-03	Monster Storage, Hankins Industrial Park	
Location:	Hankins Industrial Parkway	Preliminary: 12/5/03
Zoning:	M-1	Final: 2/4/04
District:	Stonehouse	
SP-130-03	Wythe-Will Distributing Company, Stonehouse Commerce Park	
Location:	LaGrange Parkway	Preliminary: 11/12/03
Zoning:	PUD-C	Final: 5/7/04
District:	Stonehouse	

SP-138-03	New Town- Prudential-McCardle Office Building	
Location:	Ironbound Road	Preliminary: 12/29/03
Zoning:	MU	
District:	Berkeley	
SP-140-03	Pocahontas Square	
Location:	Pocahontas Trail	Preliminary: 12/29/03
Zoning:	MU	
District:	Roberts	
SP-143-03	New Town United Methodist Church	
Location:	Monticello	Preliminary: 1/12/04
Zoning:	M-1	Final: 8/2/04
District:	Berkeley	
SP-150-03	WindsorMeade Marketplace	
Location:	WindsorMeade Way	Preliminary: 2/3/04
Zoning:	MU	
District:	Powhatan	
SP-03-04	WindsorMeade Villas	
Location:	Monticello	Preliminary: 3/1/04
Zoning:	MU	
District:	Berkeley	
SP-04-04	WindsorMeade- Windsor Hall	
Location:	Monticello Avenue	Preliminary: 3/1/04
Zoning:	MU	
District:	Berkeley	
SP-21-04	New Town- Block 2, Parcel F Office Building	
Location:	Courthouse Street	Preliminary: 3/25/04
Zoning:	MU	Final: 5/14/04
District:	Berkeley	
SP-26-04	New Town- Block 2, Parcel E Office Building	
Location:	Courthouse Street	Preliminary: 4/16/04
Zoning:		Final: 5/17/04
District:	Berkeley	
SP-46-04	Williamsburg Cancer Treatment Center	
Location:	Treyburn Drive	Preliminary: 5/3/04
Zoning:	B-1	Final: 6/29/04
District:	Berkeley	
SP-51-04	Druid Hills, Section D- Braddock Court	
Location:	Braddock Court	Preliminary: 7/12/04
Zoning:	R-1	Final: 8/10/04
District:	Roberts	

Major Cases – Subdivisions



S-57-03	Ford's Colony- Section 34 (8 Lots)	
Location:	Ford's Colony Drive	Preliminary: 8/19/03
Zoning:		
District:	Powhatan	
S-76-03	Wellington, Sec 4 (39 Lots)	
Location:	Wellesley Way	Preliminary: 11/3/03
Zoning:	R-1	
District:	Stonehouse	
S-78-08	Monticello Woods- Ph.2 (75 Lots)	
Location:	Monticello Avenue	Preliminary: 11/3/04
Zoning:	PUD-R	
District:	Berkeley	
S-98-03	Stonehouse Glen, Sec. 1 (80 Lots)	
Location:	Six Mount Zion Road	Preliminary: 4/5/04
Zoning:	PUD-R	
District:	Stonehouse	
S-99-03	Wellington, Sec. 5 (68 Lots)	
Location:	Rochambeau Drive	Preliminary: 2/3/04
Zoning:	R-1	
District:	Stonehouse	
S-101-03	Ford's Colony- Sec. 35 (98 Lots)	
Location:	Centerville Road	Preliminary: 2/2/04
Zoning:	A-1	
District:	Powhatan	
S-106-03	Colonial Heritage Ph. 2, Sec. 3 (43 Lots)	
Location:	Richmond Road	Preliminary: 1/12/04
Zoning:	MU	
District:	Stonehouse	

S-002-04	The Settlement at Monticello (137 Lots)		
Location:	Monticello Avenue	Preliminary:	3/1/04
Zoning:	PUD-R		
District:	Berkeley		
S-08-04	Lake Powell Forest, Ph. 6		
Location:	Queen Bishop Lane		
Zoning:	R-1	Final:	7/1/04
District:	Berkeley		
S-13-04	Wexford Hills Ph. 2 (23 Lots)		
Location:	Wrenfield Drive	Preliminary:	3/17/04
Zoning:	A-1	Final:	6/1/04
District:	Stonehouse		
S-27-04	Lake Powell Forest, Ph. 7 (15 Lots)		
Location:	Hillside Way		
Zoning:	R-1	Final:	7/1/04
District:	Jamestown		
S-30-04	Villages at Powhatan, Ph.6 (40 Lots)		
Location:	News Road	Preliminary:	4/22/04
Zoning:	R-4	Final:	5/25/04
District:	Berkeley		
S-38-04	Greensprings West Ph. 6 (65 Lots)		
Location:	Centerville Road	Preliminary:	6/9/04
Zoning:	R-4		
District:	Berkeley		
S-49-04	Norge Neighborhood (4 Lots)		
Location:	Richmond Road	Preliminary:	6/18/04
Zoning:	MU	Final:	7/1/04
District:	Stonehouse		
S-52-04	The Villages at Powhatan, Ph. 7 (34 Lots)		
Location:	News Road	Preliminary:	6/15/04
Zoning:	R-4	Final:	8/6/04
District:	Powhatan		