



## COUNTY ADMINISTRATION

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October 11, 2006

Mr. Jason Purse, Planner  
James City County  
101-A Mounts Bay Road  
Williamsburg VA 23185

**RE: WJCC Elementary School Site Withdrawal from the Gordon Creek AFD**

Dear Mr. Purse:

I am writing on behalf of James City County to apply to withdraw approximately 40.285 acres from the Gordon Creek AFD for the purpose of constructing the County's 8th Elementary School.

A withdrawal was previously approved for a portion of this site. This withdrawal will change the boundary lines of the property being withdrawn to conform to the actual development plan. The purpose of the amendment is to fix the boundary lines of the project so they include the turn lanes, the stormwater management facility, and the playing field as a part of the site.

The property in question is outside the Primary Service Area (PSA) and is designated Rural Lands on the 2003 Comprehensive Plan Land Use Map. The property is zoned A-1 and is now part of a parcel of approximately 164 acres in the Gordon Creek AFD, known as the "Jacksons" tract. Originally the piece was a part of the 163.880 acres placed in the AFD by the previous owner. The rest of that parcel is still a part of the AFD and is up for renewal this August.

The James City County Board of Supervisors previously adopted a resolution delineating criteria for withdrawal from an AFD outside the PSA. Given this sites use as a public elementary school owned by the County, this request conforms to all of the criteria stated in the enclosed Board of Supervisors resolution for withdrawal of land from an AFD outside the PSA.

This request is being filed jointly with an SUP amendment application, which will amend the boundary lines for this parcel in order to have it more closely conform to the actual development plan for the project. This withdrawal is necessary in order for the completion of this project to occur within the desired time frame for opening the school in the fall of 2007. Please let me know if you need any further information.

Sincerely,

Sanford B. Wanner  
County Administrator

SBW/gb  
JPurse.ltr