

SPECIAL REZONING-0007-2007. Powhatan Terrace
MASTER PLAN-0005-2007. Powhatan Terrace
SPECIAL USE PERMIT-0020-2007. Powhatan Terrace
Staff Report for the November 13, 2007, 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

Planning Commission:
Board of Supervisors:

Building F Board Room; County Government Complex

October 3, 2007, 7:00 p.m. (3-3 vote)
November 13, 2007, 7:00 p.m.

SUMMARY FACTS

Applicant: Mr. Vernon Geddy, III, on behalf of Associated Developers, Inc.

Land Owner: Investment Properties of Virginia, LLC

Proposal: The applicant has proposed to rezone three parcels of land to R-2, General Residential, with a Cluster Overlay and to construct six 2-story buildings containing a total of 36 townhouse units at a gross density of 2.2 dwelling units per acre.

Location: 1676 and 1678 Jamestown Road and 180 Red Oak Landing

Tax Map/Parcel Nos.: (47-3) (1-36), (47-3) (1-37), and (47-3) (1-39)

Parcel Size: 16.5 acres

Existing Zoning: LB, Limited Business, (4.7 acres) and R-2, General Residential, (11.8 acres)

Proposed Zoning: R-2, General Residential, with a Cluster Overlay

Comprehensive Plan: Low-Density Residential and Conservation Area

Primary Service Area: Inside

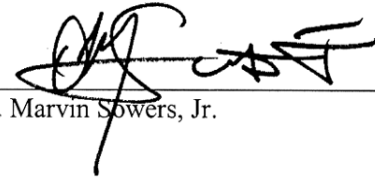
STAFF RECOMMENDATION

The applicant has requested an indefinite deferral for the above-referenced case to allow additional time to continue meeting with interested parties and to consider whether revisions to the project are possible.

Staff Contact: Matthew J. Smolnik, Senior Planner Phone: 253-6685

Matthew J. Smolnik

CONCUR:



O. Marvin Sowers, Jr.

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PowhatanTerrace.doc

ATTACHMENT:

1. Deferral letter from applicant