

RESOLUTION

DEVELOPMENT RECESS

- WHEREAS, James City County has experienced rapid population growth since 1970; and
- WHEREAS, there already exists in James City County properly zoned residential lots in sufficient numbers to accommodate large numbers of additional residents; and
- WHEREAS, an existing 11,000-plus units have been approved, but not built; and
- WHEREAS, there is currently a large amount of housing on the market; and
- WHEREAS, such rapid population growth has caused stress to the County's infrastructure, to its populace, to its financial condition, and to its environment; and
- WHEREAS, the stress from such population growth may not be limited to James city County, but may extend to the Chesapeake Bay, to the various related aquifers, and to the regional air quality; and
- WHEREAS, rezoning land from nonresidential to residential, or rezoning residential land to permit more lots than intended, has cumulative impacts not yet understood; and
- WHEREAS, the County staff is presently executing several important studies, including the Gordon Creek Watershed, rural lands, comprehensive storm water drainage, cumulative impact, and public facility test review, that will help the supervisors better understand the impact, both positive and negative, of further population growth, and
- WHEREAS, the County is in the early stages of revising its Comprehensive Plan, whereby County citizens can express their preferences regarding the changing character of the County.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, will not approve any application to rezone a residential lot for a period of one year from this date. This pause would not prohibit commercial development, by-right development, applicants already in the legislative process, and applicants that are proposing truly substantial public benefits such as affordable housing. Those that add continued stress on our infrastructure will wait until the much needed studies are complete and the cumulative impacts of further development can be determined.
- BE IT FURTHER RESOLVED that the backlog of approved, but not built, units will provide developers continuing construction activity during the one-year period. This pause will provide the time for development of a clear plan of where we want the County to be in ten or more years. It will permit key stakeholders such as the Planning Department staff, the Planning Commission, the Development Community, and citizens' groups to address a plan review process that would apply to all development cases, commercial and residential.

John J. McGlennon
Chairman, Board of Supervisors

ATTEST:

Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of
November, 2007.

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