

MEMORANDUM

DATE: October 19, 2005

TO: Members of the Rural Lands Committee

Jeff Barra	Ginny Hartman
Rich Costello	Richard Krapf
Jim Daniels	Gary Massie
Victoria Fahringer	Jack Schmidt

FROM: Tammy Rosario, Senior Planner II

SUBJECT: Rural Lands Committee Meeting #2 - October 19

Please find attached the materials for the next Rural Lands Committee meeting scheduled for October 19th at 4:00 p.m. at the **James City County Library Community Room** (7770 Croaker Road). These materials include the minutes from the October 5th meeting, the agenda for the October 19th meeting, and a schedule of meeting and workshop times and locations.

Remember to think about your vote for Committee Chair. This item tops the agenda for Wednesday's meeting. Also on the agenda are continuing the discussion of Scenario 1 (build-out of by-right development) as well as beginning a discussion on Scenario 2 (rural cluster development). Finally, the agenda will conclude with a review of the workshop schedule and preparations. Please bring your ideas on the best ways to publicize the first workshop.

In regard to the attached meeting and workshop schedule, please note that due to space considerations, we have shifted the meeting locations to the library for as many meeting dates as possible. In addition, the meeting time for November 16th has changed to 3:00 p.m. to accommodate committee members' schedules. We hope these changes fit within your schedule and maximize participation by both committee members and citizens.

Last, we are pleased to announce that we have started posting meeting materials and news releases on the County website www.jccgov.com. Look under "Projects and Studies" on the left-hand side of the Planning Division's page for now. In the future we plan to expand the coverage and offer specific opportunities for public input. Be sure to bookmark it on your computer!

Thanks for the great participation last week, and we look forward to seeing you on Wednesday!

Attachments:

- Minutes from the 10/5/05 meeting
- Agenda for the 10/19/05 meeting
- Schedule



RENAISSANCE PLANNING GROUP

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MEMORANDUM

DATE: October 14, 2005

TO: Members of the Rural Lands Committee

Jeff Barra	Ginny Hartman (absent)
Rich Costello	Richard Krapf
Jim Daniels	Gary Massie
Victoria Fahringer	Jack Schmidt

FROM: Eric Wright, Renaissance Planning Group

SUBJECT: 10-5-05 Steering Committee minutes

The initial committee meeting began with an introduction to the study by Tammy Rosario, of the James City County planning staff. Introductions were made around the table. It was decided that the committee will elect a chairman by the next committee meeting date. It was announced that public comment will be heard at the beginning and end of each meeting. Dates and publicity options for future meetings were discussed.

Ms. Rosario provided background information for the study, followed by Ken Schwartz, of Renaissance Planning Group, asking each member what the rural community's values and vision were for the Rural Lands. The following answers were given:

- Rural lands have value (landscape, etc.) beyond agriculture
- Should not take density away from owners
- Rural public sewer management with regards to the Chesapeake Bay
- Maintain the character of the community (transportation, schools, etc.)
- Preserve Rural Lands for future growth
- Expand the PSA in the future
- Not make it permanently Rural
- Preservation of resources (vistas, etc.)
- Opportunities for agribusiness
- Economic vitality with out dense residential "clutter"
- 50-100 year guidance
- Maintain open space
- Model after central Virginia
- Economic activity that created rural areas needs to be replaced
- Keep what we say
- Small horse farms and 6-10 acre lots

Eric Wright of Renaissance Planning Group followed with a presentation on scenario development, presenting initial figures representing existing by-right development. Discussion ensued as to what these figures meant exactly and what further refinement they could use.

Vlad Gavrilovic then presented example diagrams from other Virginia counties showing what clustered residential development looks like. A discussion followed as to what properties in James City County might work for doing similar example clustering diagrams. It was agreed that the Hall Temple property, of which the county had already purchased development rights, would be used. Warren Farms and Martin Farms were also potential candidates.

The committee then reviewed the schedule for the study and settled on the evening of November 10th for the first public workshop.



James City County Rural Residential Clusters Study

STEERING COMMITTEE AGENDA

wednesday october 19, 2005 | 4 pm

- 4:00 OPENING - Public Comments
- 4:05 COMMITTEE ORGANIZATION
- 4:15 SCENARIO 1 - By-Right Development
- Updated Acreage Figures
- 4:25 SCENARIO 2 - Rural Cluster Development
- Objectives of Rural Cluster Ordinances
- Basic Structure of a Cluster Ordinance
- Review of Other Cluster Ordinances
- Example Cluster Scenarios
- Mandatory Cluster with maximum lot size
 - Voluntary Cluster with minimum open space requirement
- 5:10 WORKSHOP SCHEDULE
- 5:20 COMMENTS - Steering Committee
- 5:35 CLOSING - Public Comments
- 5:45 ADJOURN

RURAL LANDS STUDY SCHEDULE
Committee Meetings and Public Workshops
October and November 2005

DATE	TYPE	TIME	LOCATION
10/5/05	Committee Meeting #1	4:00 - 6:00 p.m.	EOC
10/19/05	Committee Meeting #2	4:00 - 6:00 p.m.	JCC Library - Croaker
11/2/05	Committee Meeting #3	4:00 - 6:00 p.m.	JCC Library - Croaker
11/10/05	Public Workshop #1	6:30 - 9:30 p.m.	Toano Middle School
11/16/05	Committee Meeting #4	3:00 - 5:00 p.m.	JCC Library - Croaker
11/30/05	Committee Meeting #5	4:00 - 6:00 p.m.	EOC