



MEMORANDUM

DATE: December 16, 2005
TO: James City County Rural Lands Committee
FROM: Eric Wright, Renaissance Planning Group
SUBJECT: Rural Lands Scenario 1 Methodology

The following is an explanation of the methodology used to compile the figures used in Scenario 1. All of these numbers were derived from GIS files provided to us by James City County staff at the outset of this study. The work described here was developed in consultation with County staff members as well as our sub-consultants for this study, with oversight by the Rural Lands Committee.

1. Total amount of acreage in the Rural Lands was identified by a spatial query in GIS looking at land outside the PSA. (**44,808** acres)
2. Looking at the zoning classifications in the Rural Lands, acreage figures for all zoning categories other than A-1 (General Agriculture) and R-8 (Rural Residential) were backed out, based on the assumption that undeveloped potential residential land would fall under these two categories in the Rural Lands. (**4,085** acres)
3. Switching to Property Classification, parcels identified as Governmental & Educational/Exempt were subtracted. These include the JCC schools garage on Jolly Pond Road, Chickahominy Park, Freedom Park, the landfill on Jolly Pond Road, Upper County Park, Camp Peary, York River State Park, the Boys Scouts of America property and the land surrounding the Little Creek Reservoir. (**5,322** acres)
4. Additional Property Classifications were also backed out, including Commercial & Industrial, Multi-Family, and other assessed property (Virginia Dominion Power) that would not be further developed for residential use. (**458** acres)
5. Property in the Purchase of Development Rights (PDR) program that fell in the Rural Lands and was zoned A-1 or R-8, consisting of 4 parcels, was subtracted. (**262** acres)
6. Two Property Classifications remained – Agricultural and Single Family Suburban. An analysis of the parcels found in each resulted in the elimination of parcels that were already “built out”, that is that their density was greater than or equal to 1 unit per 3 acres, meaning any parcel less than 6 acres, and could not be subdivided under the existing by-right standards. In addition, parcels that were already platted were subtracted. This includes both “unimproved” lots (platted but not yet developed), as well as improved lots (those already developed). (**14,286** acres)



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7. Certain properties identified by staff as environmentally constrained were subtracted. These include Gordon's Island, Wright's Island, Simpson's Island, etc. which though zoned A-1 are not accessible for development. **(1,120 acres)**
8. A site improvement deduction factor of 20% was applied to the remaining acreage figures, under the assumption that this is the minimum amount of any given parcel that would be needed for roads, buildings, etc. on each site and was therefore not "developable" for housing units. **(3,855 acres)**

This left a total of **15,420** developable acres in the Rural Lands.

9. The above mentioned acreage figure was divided by 3 to determine the number of units possible under the by-right regulation of 1 unit per 3 acres. **(5,140 units)**
10. The number of vacant lots (or "unimproved" lots) from step # 6 were added back in. This was done to accurately reflect the total development potential in the Rural Lands, including both undeveloped acreage as well as lots platted but not yet developed. **(2,032 units)**
11. Finally, the number of actual parcels (314) in both the Agriculture classification and the single family suburban classification was subtracted from the number of units possible under by-right development, with the assumption that each parcel already has 1 unit on it and therefore would be factored in when arriving at a 1 unit/3 acre calculation. **(314 units)**

This left a total number of possible units for development in the Rural Lands as **6,858**.

Scenario 1: By-Right Residential Development

Rural Lands	<u>44,808 acres</u>
Zoning other than A-1 and R-8	4,085
Governmental and Educational Land	5,322
Commercial, Industrial, Multi-Family	458
PDR property (in A-1 + R-8 Zoning)	262
Lots and Subdivisions or < 6 acres	14,286
Environmentally Constrained Land	1,120
20% Site Improvement Deduction	<u>3,855</u>
Developable Acreage	15,420 acres

Rural Lands Total By-Right Development Potential

Lots from Developable Acreage	5,140 units
Vacant Lots	2,032 units
Existing Units on Developable Acreage	<u>(314) units</u>
Total	6,858 units

* This calculation has been made to provide a reasonable point of comparison between different residential development scenarios for the Rural Lands. It is not intended to be a definitive development potential analysis for the Rural Lands.