

A G E N D A
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 14, 2022
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes of the February 10, 2022 Meeting
2. Minutes of the February 17, 2022 Meeting
3. Minutes of the February 24, 2022 Meeting
4. Minutes of the March 2, 2022 Meeting

D. OLD BUSINESS

E. NEW BUSINESS

1. Planning Division Work Program

F. ADJOURNMENT

ITEM SUMMARY

DATE: 4/14/2022

TO: The Policy Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the February 10, 2022 Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the February 10, 2022 Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	4/7/2022 - 10:21 AM
Policy	Holt, Paul	Approved	4/7/2022 - 11:07 AM
Publication Management	Pobiak, Amanda	Approved	4/7/2022 - 11:14 AM
Policy Secretary	Secretary, Policy	Approved	4/7/2022 - 1:46 PM

MINUTES
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building F Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 10, 2022
4:00 PM

A. CALL TO ORDER

Mr. Frank Polster called the meeting to order at approximately 4:05 p.m.

B. ROLL CALL

Present:

Frank Polster, Chair

Jack Haldeman

Tim O'Connor

Absent:

Rich Krapf

Staff:

Ellen Cook, Principal Planner

Josh Crump, Principal Planner (Virtual)

Terry Costello, Senior Planner

Suzanne Yeats, Planner

Paxton Condon, Community Development Assistant

Katie Pelletier, Community Development Assistant (Virtual)

Cheryl Cochet, Assistant Director, Financial and Management Services Department (Virtual)

Margo Zechman, Senior Budget and Accounting Analyst (Virtual)

C. MINUTES

1. Minutes of the September 9, 2021 Meeting

D. OLD BUSINESS

There was no Old Business.

E. NEW BUSINESS

1. Fiscal Year 2023-2027 Capital Improvements Program Review

Ms. Terry Costello stated that it was the first meeting for the Policy Committee's review of the Fiscal Year (FY) 2023-2027 Capital Improvements Program (CIP) requests. She stated that the Policy Committee would rank each request in accordance with the Comprehensive Plan and provide a list of its priorities to the Board of Supervisors. She stated that 29 applications were received from County departments and related agencies and three requests were received from the Williamsburg-James City County (WJCC) Schools. She stated that the Policy Committee could identify questions for departments regarding their CIP requests. She stated that requested departmental staff would be attending the next two meetings to answer detailed questions, and that Financial and Management Services staff will also be available to answer questions about the overall budget process. She stated that staff would compile the finalized ranking to present at the March 14, 2021, meeting of the Planning Commission.

Mr. Tim O'Connor asked what departments were coming to the next meetings.

Ms. Costello stated Economic Development, General Services, Stormwater and Resource Protection, Parks & Recreation, Social Services, Williamsburg Regional Library, and WJCC Schools would be coming to answer questions in the next meetings.

The Committee discussed questions they had for the library and additional details they would like to see including the location and floorplan layout. The Committee discussed their concern with not having a final decision for the location of the library applications.

Mr. Haldeman asked if there were any staff positions for the library and Social Services that could continue to be done via telework. Mr. Haldeman also stated that he does not think that the Chickahominy Riverfront Park RV Storage project would have a large impact on the community but that it does seem to have a high return on investment. He stated that the Police request that covers the expensive equipment seemed like a good idea.

Mr. Polster stated that the Pre-K space application had also not determined a location yet.

The Committee discussed Economic Development's business-ready sites program application. The Committee discussed their questions for the site selection and the return on investment.

Mr. Haldeman asked what the cost-sharing would be between localities for the library and if that is dependent on location.

Ms. Cheryl Cochet stated that for the library the cost-sharing is determined by the location.

Mr. O'Connor stated that he is not sure if the James City County (JCC) residents who are utilizing the current library in the City of Williamsburg were using it by choice or due to materials they need only being available at that location. He stated that he has concerns about the economic benefit to businesses of having the library nearby not occurring in the County if the library is not located here.

Mr. Haldeman asked how much of the funding for the JCC library playground was actually coming from donations.

Mr. O'Connor requested additional information on the Open Space Match program.

Mr. Polster asked about the open space match process and suggested the possibility of the application returning to CIP next year.

Mr. Polster asked about the Social Services building and the space that Olde Towne Medical and Dental Center is renting.

Ms. Cochet stated that Olde Towne is a separate entity and its lease ends in July of 2024.

Mr. O'Connor asked what would become of vacant office space and how that would be repurposed.

The Committee discussed whether the costs for the curbside recycling and for the design of the new baseball field were too high.

The Committee discussed the various park projects and the costs of each as well as the potential cost savings if the County were able to do the projects together rather than in stages.

Ms. Cochet explained that the County's debt capacities are taken into account for every application. She stated that it would be best to discuss the timeline of each project with the project managers to determine whether that was logistically possible.

Mr. Haldeman asked what the next steps were.

Ms. Costello stated that department representatives would be in attendance at the February 17 and 24 meeting to answer questions.

F. ADJOURNMENT

Mr. Haldeman made a motion to Adjourn.

The motion passed 3-0.

Mr. Polster adjourned the meeting at approximately 4:40 p.m.

Mr. Frank Polster, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 4/14/2022

TO: The Policy Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the February 17, 2022 Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the February 17, 2022 Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	4/7/2022 - 10:22 AM
Policy	Holt, Paul	Approved	4/7/2022 - 11:07 AM
Publication Management	Daniel, Martha	Approved	4/7/2022 - 11:18 AM
Policy Secretary	Secretary, Policy	Approved	4/7/2022 - 1:47 PM

M I N U T E S
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building F Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 17, 2022
4:00 PM

A. CALL TO ORDER

Mr. Frank Polster called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

Frank Polster, Chair

Rich Krapf

Tim O'Connor

Absent:

Jack Haldeman

Staff:

Ellen Cook, Principal Planner

Josh Crump, Principal Planner (Virtual)

Terry Costello, Senior Planner

Paxton Condon, Community Development Assistant

Cheryl Cochet, Assistant Director, Financial and Management Services (FMS) Department (Virtual)

Margo Zechman, FMS Senior Budget and Accounting Analyst (Virtual)

Betsy Fowler, Director, Williamsburg Regional Library

Toni Small, Director, Stormwater and Resource Protection Division

Rebecca Vinroot, Director, Social Services Department

Andrew Fletcher, Administrative Services Manager, Social Services

Grace Boone, Director, General and Capital Services Department

Shawn Gordon, Chief Civil Engineer, General Services

Joanna Ripley, Assistant Director, General Services

Chris Johnson, Director, Economic Development Office

C. MINUTES

1. Minutes of the September 9, 2021 Meeting

Mr. Rich Krapf made a motion to Approve the September 9, 2021, meeting minutes.

The motion passed 3-0.

D. OLD BUSINESS

1. FY2023 - FY2027 Capital Improvements Program Review

Ms. Terry Costello thanked everyone for being present at the meeting. She stated that as part of the review for the Fiscal Year (FY) 2023-2027 Capital Improvements Program (CIP) requests the Policy Committee would rank each request in accordance with the Comprehensive Plan and the ranking criteria and provide a list of its priorities to the Board of Supervisors (BOS). She stated that there are four divisions present to answer questions and

that at the February 24 meeting Economic Development, Community Development, Parks & Recreation, and Williamsburg-James City County Schools would be present to answer questions.

Ms. Joanna Ripley stated that she would address the questions the Committee submitted to General Services. With regard to the General Services Administration Building, she stated that there is not currently a floorplan since the previous one no longer met current staffing levels.

Mr. Tim O'Connor asked about the different rooms in the inventory listing.

Ms. Grace Boone stated that the building combines Field and Office staff. She stated that there will be training and warmup rooms.

Ms. Ripley stated that in General Services they have very few staff eligible for telework and do not foresee being able to utilize that for space saving. Ms. Ripley stated that the County does not typically have unused office space. She stated that as soon as offices become vacant, they are usually filled.

Mr. Polster asked if solar had been considered for the Covered Parking project for the Police vehicles and equipment.

Ms. Ripley stated that due to staffing shortages General Services had not been able to complete an Request for Information (RFI) for adding solar panels to the facilities. She stated that staff is continuing to research and pursue solar panels.

Mr. Krapf asked if long-term leasing facilities or other alternatives to building a new General Services Administration Building had been looked at as well.

Ms. Boone stated that leases had not been looked at. She stated that it was very important to them to be able to be on the same site as their Field to avoid losing the collaboration provided.

Mr. Polster asked to clarify if solar panels would be added to the Covered Parking project.

Mr. Shawn Gordon stated that the facility would be a prefabricated building and that solar panels could be added in the future.

Ms. Boone stated General Services would gather additional information for Mr. Polster.

Ms. Rebecca Vinroot stated that she would address the questions the Committee submitted for Social Services. With regard to the Human Services Center Renovations application, she stated that telework is beneficial, but that Social Services staff also gets a significant amount of support from being in the office, so she does not foresee having large number of staff teleworking on a permanent basis.

Ms. Vinroot, Director of Social Services, stated that she would like to see Social Services move into the space currently occupied by Olde Towne Medical and Dental Center when its lease ends. She stated that she would like to see more space available for family visits since right now Social Services currently has to find space in the community.

Mr. Polster asked to clarify the plan for the Human Services consolidation.

Ms. Vinroot stated that once Olde Towne Medical and Dental Center vacates its current space the intention is to consolidate all of Human Services including Housing into the one building. She stated the main need with their application is to revamp the current building to meet the needs of Human Services.

Mr. Krapf asked how much Olde Towne Medical and Dental Center would be taking, such as furniture or fittings, when its lease ends.

Ms. Vinroot stated that Olde Towne Medical and Dental Center would only be taking what it had purchased, which was mostly medical equipment Social Services would not need.

Mr. Krapf asked if the parking would meet their updated needs.

Ms. Vinroot stated that it would.

Ms. Boone explained that while General Services has been doing some minor work to the building in past years, they have not been doing any major changes in anticipation of this renovation in the future.

Ms. Toni Small, Director of Stormwater and Resource Protection Division (SRP), stated that she would address the questions the Committee submitted for SRP. Ms. Small stated that she received the Committee's request for an explanation of certain CIP projects. Ms. Small summarized a few of the watershed management and retrofit plans. Ms. Small stated SRP's five-year MS4 permit from the Department of Environmental Quality (DEQ) is going to expire in the fall of 2023 and that the department is preparing for the next five-year permit. Ms. Small explained the stream restoration project maintenance and repair projects as well as next steps. She stated that the Route 5 flood mitigation study would be better described as a flood study for the Powhatan Creek watershed.

The Committee and Ms. Small discussed additional requirements from the DEQ and the impacts of the SRP projects.

Ms. Betsy Fowler stated that she would address the questions the Committee submitted for Williamsburg Regional Library (WRL). With regard to the application for a new branch or new joint library, Ms. Fowler stated everyone seems to be in agreement that a new library facility is needed. She stated that a consultant was hired to determine what would be needed for a joint facility. She stated that the City of Williamsburg was not interested in participating if the location changed from the current location downtown. She stated that an alternative location possibility option was explored as well. She stated that her impression is that the City Manager wants the new public library at the existing site, and that the City of Williamsburg has set \$8 million aside for the project. She stated that the County Administrator seemed willing to discuss it, but is consulting with the BOS for how they would like to proceed. She stated that the Williamsburg Regional Library Board of Trustees, at their January meeting, made a motion that the current location would be the ideal choice. She stated that Williamsburg Regional Library Board of Trustees noted a citizen survey preferring the current location and that it is an established site.

Ms. Fowler stated that the Stryker Center is a public building that the City of Williamsburg owns that the WRL uses for overflow. She stated that if a new building is built, the library might be able to link with the Stryker building. She stated that there are currently 88 available parking spaces and additional parking options in the surrounding area. She stated that underground parking has been proposed and possibly an additional parking garage.

Mr. Krapf asked if the popularity of eBooks and virtual meetings might decrease the amount of space needed for the library.

Ms. Fowler stated that the consultant took those trends into account and while the WRL does not need as much additional space for book collections; however, there is a need for additional space for creation space, digital labs, recording spaces, collaboration spaces, and similar uses.

Mr. Krapf stated that there are still a lot of unanswered questions that make it hard to rank the project.

Ms. Fowler stated that she is hopeful about receiving more guidance in the near future. She stated that the WRL also received updated numbers from the architect in December.

Mr. O'Connor asked if Ms. Fowler thinks there is any benefit to building a new building and also opening the new facility in Grove.

Ms. Fowler stated that the WRL is still open to suggestions. She stated that for the Grove facility the vision is a neighborhood library that would have a children's materials collection and would be designed to meet the needs of the local population. She stated that the library put programming together to meet the needs of the Grove community, but have a hard time finding local space to provide those services. She stated that the library needs a structure to utilize. She stated that she does not think that a Grove facility could meet the square footage needed for the main library.

Mr. O'Connor asked about the parking needs for a new facility.

Ms. Fowler stated that the Williamsburg Regional Library Board of Trustees would like to co-locate the library with new Parks & Recreation amenities so that parking spaces could be shared as well.

Mr. Polster asked Ms. Fowler if she could return to the Planning Commission meeting with an update.

Ms. Fowler stated she would be happy to return.

The Committee and Ms. Fowler discussed additional possibilities and services the library offers.

Mr. Polster stated that at this point the Williamsburg Regional Library Board of Trustees needs more guidance from the BOS and the City of Williamsburg.

Mr. O'Connor stated that the Committee also needed more information regarding a solution for the library parking.

Ms. Fowler stated that she agrees about the parking and that the WRL hopes for an approach that allows free parking to be available since paid parking would be a barrier to access for the library.

Ms. Fowler stated that the library playground application would be all donor funded. She stated that it is listed as a CIP project due to the need for staff time from Ms. Boone and Mr. Gordon.

E. NEW BUSINESS

There was no New Business.

F. ADJOURNMENT

Mr. Krapf made a motion to Adjourn.

The motion passed 3-0.

Mr. Polster adjourned the meeting at approximately 5:05 p.m.

Mr. Frank Polster, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 4/14/2022

TO: The Policy Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the February 24, 2022 Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the February 24, 2022 Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	4/7/2022 - 10:27 AM
Policy	Holt, Paul	Approved	4/7/2022 - 11:07 AM
Publication Management	Daniel, Martha	Approved	4/7/2022 - 11:22 AM
Policy Secretary	Secretary, Policy	Approved	4/7/2022 - 1:47 PM

M I N U T E S
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building F Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 24, 2022
4:00 PM

A. CALL TO ORDER

Mr. Frank Polster called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

Frank Polster, Chair

Jack Haldeman

Rich Krapf

Tim O'Connor

Staff:

Ellen Cook, Principal Planner

Terry Costello, Senior Planner

Suzanne Yeats, Planner

Paxton Condon, Community Development Assistant

Cheryl Cochet, Assistant Director, Financial and Management Services (FMS) Department
(Virtual)

Margo Zechman, FMS Senior Budget and Accounting Analyst (Virtual)

Alister Perkinson, Parks Administrator

Chris Johnson, Director, Economic Development Office

Marcellus Snipes, Senior Director, Operations Williamsburg-James City County (WJCC)
Schools

Daniel Keever, Chief Operating Officer, WJCC Schools

C. MINUTES

There were no minutes to review.

D. OLD BUSINESS

1. FY2023 - FY2027 Capital Improvements Program Review

Ms. Terry Costello thanked everyone for being present at the meeting. She stated the purpose of the meeting was to continue the review of the Capital Improvements Program (CIP) project requests. She stated that Mr. Alister Perkinson from the Parks & Recreation Department, Mr. Chris Johnson from the Economic Development Department, and Mr. Marcellus Snipes and Mr. Daniel Keever from the WJCC Schools were present. Ms. Costello noted that after the presentations, the Committee can review the rankings or meet on March 3 to finalize the scores.

Mr. Frank Polster stated the order of the presentations will be the Parks & Recreation, Economic Development, and the WJCC School Division.

Mr. Perkinson answered questions from the Committee on the Chickahominy Riverfront Park Campground Improvements. The project is to build a loop that could accommodate recreational vehicles (RV) or cabins as additional camping opportunities. He stated that if there

were RV sites, it could be an additional \$75,000-\$100,000 yearly revenue. Cabin rentals would generate an additional \$250,000 yearly revenue. He also stated that the park generated approximately \$675,000 in Fiscal Year (FY) 2021, of which \$470,000 was generated in camping fees, primarily RV sites.

Before continuing on, Mr. Polster asked if anyone was attending the meeting virtually.

Ms. Costello stated that representatives from FMS, Ms. Cheryl Crochet and Ms. Margo Zechman, were attending virtually.

With no further questions on Chickahominy Riverfront Park, Mr. Perkinson continued. He then addressed some questions from the Committee on the users, visits, and costs for the James City County Marina. He stated that there are 75 wet slip boat customers and 20 dry storage boat customers. There is a high demand for these storage units, with 100 customers for the dry storage on a waiting list and also 80 customers on a waiting list for the wet storage. He also stated that there is a waiting list for boat storage at Chickahominy Riverfront Park. Mr. Perkinson stated that Paddlecraft, bike rental, fuel sales, launch boat areas, and concessions are also revenue generating activities at the James City County Marina. He stated the boat rental fees have been adjusted to market rate.

Mr. Tim O' Connor asked what the boat storage rates were, and if there was a difference between covered and uncovered slips.

Mr. Perkinson stated that in the past the covered slip rates were higher than the uncovered rates. The uncovered slips were upgraded, so currently the rates for both uncovered and covered are the same. Mr. Perkinson stated that the current rates are \$200 per month or \$2,000 annually. Phase II will involve upgrading the covered slips, which will cause the rates for the covered slips to become higher than the uncovered slips. He also stated that the uncovered will have electricity, where the covered slips have their own meter, and the customer will be responsible for obtaining power.

Mr. Perkinson then addressed the questions concerning the baseball fields at Warhill Sports Complex. The \$900,000 requested for design is the standard 20% cost of construction. Costs that are projected out over the next five years are re-evaluated time progresses closer to the year being funded.

Mr. Perkinson stated that the improvements proposed for Jamestown Beach Event Park are not tied to revenue generating activities. The improvements are mostly to infrastructure, roadways, and restrooms. He stated that there is a stage included in the project. He also stated that there is some income generated at the park, and they do anticipate a small increase due to the stage being constructed. Mr. Perkinson stated that this park generated approximately \$100,000 in revenue in FY 2021, mostly from the beach, parking fees, and concessions.

Mr. Perkinson then addressed the question on connectivity with Freedom Park. He stated that pedestrian connections to nearby neighborhoods are part of the project.

Mr. Perkinson then addressed the Warhill Connector Road project. He stated that \$600,000 was the projected amount for design fees. He also stated that the road is shown on the recently adopted Warhill Sports Complex Master Plan. The plan is to build the road to Virginia Department of Transportation's (VDOT) standards and have it accepted as part of the secondary road system.

Mr. Jack Haldeman asked for clarification on the design amounts for the baseball field and road.

Mr. Perkinson stated that the total project was \$4,735,000, with \$600,000 being design costs for the road, and \$900,000 for the baseball fields.

Mr. Haldeman asked if there was any cost savings if the projects were combined.

Mr. Perkinson answered that it depends on the project as to whether it can be combined with other projects. He also stated that there may be opportunities for cost savings if projects were combined.

Mr. Richard Krapf asked if the additional parking spaces proposed at the James City County Marina would be pervious or impervious spaces.

Mr. Perkinson answered that the spaces would most likely be pervious and built on the Jamestown Road side of the building, out of the floodplain.

Mr. Polster asked about the recovery rate for these projects.

Mr. Perkinson answered that he did not have the exact number at hand, but the rate was above 50%.

Mr. O'Connor asked if the benefits of the Warhill Connector Road outweighed the cost.

Mr. Perkinson answered that the road is currently used as a cut through. If it is added to the VDOT system, its maintenance would then be VDOT's responsibility.

Mr. Chris Johnson then gave an overview of the Business Ready Sites CIP application. He stated that this is a new project that is looking to initiate a local business ready site program. The goal is to provide a list of local sites that is ready to commence construction for businesses. In 2019, the Virginia Department of Economic Development funded the characterization of almost 500 sites across the state, and the County had 11 sites that were identified by this program. The CIP application that was submitted includes four of those 11 sites. Mr. Johnson stated that the costs include what would be needed to raise their tiering level in the state's scoring system. He stated that the scoring level as part of the application is what the state has scored the sites according to its system.

Mr. Johnson then addressed a question concerning the properties where two are County owned and two are privately owned. He stated that there is a site in both Greenmount Industrial and Stonehouse that are County owned. When these studies were done, they represented all the undeveloped properties in both developments. Therefore, the cost estimates are not solely for the County owned sites.

Mr. Polster asked for clarification of the cost estimates.

Mr. Johnson stated that some studies on the properties have been done since the initial state study. The cost has been separated over a five-year period. The cost associated with the private properties represent 50% of the cost since they are privately owned. The goal is to have a cost sharing arrangement with the owners.

Mr. Polster asked if either owner have been contacted.

Mr. Johnson stated no, one of the properties has recently had land use changes and it was important to know what those changes were before approaching the current owners.

Mr. Polster asked for more information concerning the cost.

Mr. Johnson answered that the figures were generated from engineers that performed the tiering work two years ago for the state. He stated that these estimates are in a global sense.

Mr. O'Connor asked whether the state would accept any independent studies outside of the work that the state has done that the State has done.

Mr. Johnson answered that there is a review board which reviews available studies previously unavailable at the tier assessment time. They will determine if these new studies are acceptable or if more work needs to be done.

Mr. Polster asked about the KPMG Study. He asked about the suitability rating that was identified in that study for each site.

Mr. Johnson answered that his department put forth an application for four of the 11 sites identified by the State. His department felt that these four sites were likely to be developed in the near future.

Mr. Johnson then addressed questions on the Greenmount Industrial Park site as to what the return on investment would be. He stated that the purchase price should not be solely considered. There are a variety of factors that go into when the County acquires property. He stated that the goal was to make the property more marketable.

Mr. Johnson addressed similar questions regarding the Stonehouse Commerce Park site. He stated that by performing due diligence studies it would make the site more marketable and more attractive to businesses.

Mr. Polster expressed his concerns about the topography score.

Mr. Johnson then addressed the Barhamsville sites. When certain planned infrastructure is built, the property will have road access and utilities.

Mr. Polster stated that this mixed-use area would need a rezoning in order to develop as a commercial site. He expressed concerns about the traffic once the Hazelwood property is developed.

Mr. Daniel Keever introduced himself to the Committee and addressed the questions concerning the Jamestown High School Cafeteria Expansion. He provided updated capacity figures. This project has been included in the last few years CIP submissions. He stated that the cafeteria expansion serves other needs besides cafeteria space during lunch periods.

Mr. Keever then addressed the Lafayette High School Expansion project. He stated that this expansion would increase space in the building and also allow for redistricting to take place. This redistricting would help with the overcrowding at Jamestown High School. Mr. Keever stated that there is still a need for the cafeteria expansion even after the redistricting.

Mr. Snipes then explained that the cafeteria expansion would be considered as a common space and would also be similar to the other high schools.

Mr. Keever then addressed the questions on the Pre-K space application. Initial discussions have taken place with the idea of two dedicated structures on two existing school sites where the program currently exists.

Mr. Polster asked about the study that was done previously.

Mr. Keever stated that WJCC felt they needed an updated study. There is a possibility that a third site is needed.

Mr. Keever then stated that there are 395 students in the Pre-K program. Currently there are 97 students on the wait list. The wait fluctuates during the course of the school year.

Mr. Polster asked if the School Division was comfortable with the numbers in the AnLar Report.

Mr. Keever answered they were comfortable with the 231 additional students that they need to serve, but not comfortable with the 10 additional classrooms. They feel the classroom number should be higher.

Mr. Krapf asked about the priority ranking for the school projects.

Mr. Keever felt that the governing bodies authorized design money for the Pre-K project in this fiscal year. That is why they felt two applications should have the number one priority.

Mr. Krapf then stated he appreciated the Z-score addition.

Mr. Haldeman then stated he generally agreed with the preliminary ranking. He stated that he would like to see the Open Space Match move up in the ranking. He felt this project affects everything, such as Stormwater and School space. He also stated that he felt the Parks & Recreation storage facility projects are important due to the return on investment.

Mr. O'Connor will have some adjustments to make on his scoring based on the discussions with the departments and divisions. He expressed his concerns on the Open Space Match, more specifically the Purchase Development Rights (PDR) Program. He stated that if there are changes to the Rural Lands zoning, there may be some changes to the PDR Program as well. He also felt that there should be more concrete criteria as to which properties should be included in the PDR Program.

Mr. Polster also expressed his concerns about the PDR Program and the specificity of the requirements. He would also like to see if there are any alternatives to the PDR Program.

Mr. Krapf would also like to see the Open Space Match moved up the ranking. He stated that more robust grading criteria should be included.

Mr. Polster expressed his concerns over the Business Ready Sites application. He also mentioned the New Grove Library project possibly co-locating with either the Parks & Recreation or the WJCC Schools.

Mr. Haldeman also spoke on the New Grove library co-locating with the WJCC Schools.

The Committee discussed the Covered Parking for Police vehicles and trailers. Mr. Polster did speak to the importance of including the solar panels as part of this project.

The Committee asked if they could meet before the Planning Commission Regular meeting on March 2, 2022.

Staff stated they would look into it and report back.

E. NEW BUSINESS

There was no New Business.

F. ADJOURNMENT

Mr. Krapf made a motion to Adjourn.

The motion passed 4-0.

Mr. Polster adjourned the meeting at approximately 5:15 p.m.

Mr. Frank Polster, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 4/14/2022

TO: The Policy Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the March 2, 2022 Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the March 2, 2022 Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	4/7/2022 - 10:28 AM
Policy	Holt, Paul	Approved	4/7/2022 - 11:07 AM
Publication Management	Pobiak, Amanda	Approved	4/7/2022 - 11:19 AM
Policy Secretary	Secretary, Policy	Approved	4/7/2022 - 1:48 PM

M I N U T E S
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building F Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
March 2, 2022
5:00 PM

A. CALL TO ORDER

Mr. Frank Polster called the meeting to order at approximately 5:00 p.m.

B. ROLL CALL

Present:

Frank Polster, Chair

Jack Haldeman

Rich Krapf

Tim O'Connor

Staff:

Ellen Cook, Principal Planner

Terry Costello, Deputy Zoning Administrator

Paxton Condon, Community Development Assistant

C. MINUTES

There were no minutes.

D. OLD BUSINESS

1. FY2023 - FY2027 Capital Improvements Program Review

Ms. Terry Costello stated that this meeting is to confirm the final scoring and ranking recommendations of the Committee. She stated that these would be forwarded to the Planning Commission and Board of Supervisors (Board) as part of their budget discussions. Ms. Costello asked if there were any questions.

Mr. Jack Haldeman stated he would like to see the Open Space Match project moved up the list.

Mr. Rich Krapf stated that he agreed with moving Open Space Match up and that he had also ranked it higher.

Mr. Frank Polster stated that the Open Space Match was one of their only anomalies for the Z-score rankings. He suggested moving Open Space Match into the tenth ranking putting it into the top ten right above the Chickahominy Riverfront Park projects.

Mr. Tim O'Connor stated that without a set Open Space prioritization criteria he disagreed with utilizing funds for this project, but that he would not have an issue if the Committee decided to move it up.

The Committee agreed to move Open Space Match to the tenth spot.

Ms. Costello asked to clarify if the Committee wanted to add a note to go along with this change.

The Committee agreed they would like to add a notation for utilizing the State's green space criteria for the Open Space Match prioritization.

Mr. O'Connor asked if the library playground project's ranking mattered since it does not require County funding.

Mr. Polster stated that it needed to be included on the list because of the staff time requirement.

The Committee discussed adding a note in the memorandum explaining this project.

Mr. O'Connor asked if the Committee wanted to include a comment to the Board explaining why it was hard to score the new library project.

The Committee agreed to add a note stating that the Commissioners recognize the need for a new library, but that the decision for a location is up to the Board and other parties.

Mr. Polster stated that he was glad to see where the Williamsburg-James City County Schools projects were ranked. He also stated the Committee needed to discuss the Grove area library and that he does not see that project as a standalone project.

Mr. Haldeman stated that he sees the need for a new larger library, but that he thinks it would be too much to worry about that as well as a new standalone library in Grove. He stated that maybe if the library could build on to the Abram Frink Jr. Community Center it may be more feasible.

Mr. Polster asked Ms. Costello to ask Ms. Betsy Fowler for additional information.

Ms. Costello stated that Ms. Fowler would be attending the March 14 Planning Commission meeting.

The Committee discussed the site selection for the Economic Development project.

Ms. Costello confirmed that the only change to the rankings was the movement of the open space match and the added notes.

There was no further discussion.

Mr. Krapf made a motion to approve the Fiscal Year (FY) 2023-2027 Capital Improvements Program rankings as amended and with the notes added.

The motion passed 4-0.

E. NEW BUSINESS

There was no New Business.

F. ADJOURNMENT

Mr. Krapf made a motion to Adjourn.

The motion passed 4-0.

Mr. Polster adjourned the meeting at approximately 5:25 p.m.

ITEM SUMMARY

DATE: 4/14/2022

TO: The Policy Committee

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Planning Division Work Program

ATTACHMENTS:

	Description	Type
▣	Staff Memo	Staff Report
▣	Attachment 1. Board Initiating Resolutions	Backup Material
▣	Attachment 2. Regulatory and Guidelines Updates List from Implementation Chapter	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	4/7/2022 - 10:29 AM
Policy	Holt, Paul	Approved	4/7/2022 - 11:07 AM
Publication Management	Pobiak, Amanda	Approved	4/7/2022 - 11:24 AM
Policy Secretary	Secretary, Policy	Approved	4/7/2022 - 1:48 PM

MEMORANDUM

DATE: April 14, 2022

TO: The Policy Committee

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Planning Division Work Program: Remainder of Fiscal Year 2022, Fiscal Year 2023, and Future Fiscal Years

The information contained in this memorandum is designed to provide the Policy Committee with an update on the Planning Division work program for the remainder of Fiscal Year (FY) 2022, for FY23, and preliminary items for future fiscal years.

I. Ordinance Amendments

FY23

The Board of Supervisors has recently adopted, or is considering, five Initiating Resolutions, several of which relate to Comprehensive Plan Goals, Strategies, and Actions (GSAs) (Attachment No. 1). As priorities of the Board, staff would work on these items first during FY23. These items include:

1. Scenic roadway protection
2. Lot sizes in A-1 and R-8/utilities requirements in the Subdivision Ordinance/grandfathering
 - Potential revision of other Zoning and Subdivision Ordinance requirements needed to address these items
3. Residential density calculation in Residential and Mixed Use Districts
4. Community Recreation Facilities
5. Use List of the General Business District, B-1

Following processes used to update the Ordinances in recent years, staff would generally anticipate the process for one or a set of amendments to include up to three meetings with the Policy Committee as options are considered, language is drafted, and language is refined and finalized. The process may also include periodic check-ins with the Board of Supervisors.

Staff anticipates that work on these Ordinance amendments would be primarily undertaken by County staff. At this time, supplemental resources may be used for consultant technical assistance, envisioned primarily for use related to Item Nos. 1 and 2 above, using already budgeted and allocated FY22 funds.

The public engagement effort undertaken with the 2045 Comprehensive Plan was a thorough process led by the Community Participation Team, with a scientific survey, and four rounds of public engagement activities. This input informed the development of the Comprehensive Plan and the GSAs. Therefore, for these Ordinance amendments, staff anticipates using that input to guide the Ordinance development and adding the following opportunities for public review and input: the creation of a simple informational website; ability to attend and speak at Policy Committee meetings; public hearings at the Planning Commission and Board of Supervisors; and advertisement and notice provisions in accordance with the State Code. At this time, staff finds that additional public engagement efforts (community meetings, surveys, special mailings, more expansive website, etc.) would necessitate additional resources and adjustments to the schedule.

Future Fiscal Years

The recently adopted Comprehensive Plan contains many GSAs for each topical chapter. In the Implementation Chapter, the GSAs were re-grouped according to implementation categories that best matched the action. One of the implementation categories is Regulatory and Guideline Updates (Attachment No. 2). Staff proposes to use this list of updates as a reference for updating portions of the Zoning and Subdivision Ordinances in the future fiscal year(s) following FY23 and completion of the priorities above, recognizing that the implementation period of the Comprehensive Plan is approximately 20 years, and that constraints with time and resources limit the County's ability to incorporate all changes at one time. More specifically, staff has preliminarily identified working on the following GSA implementation items in the future fiscal year(s) following FY23 and completion of the priorities above.

1. Update definitions, such as the home occupations definition
2. Update some sections of Special Regulations such as "Pedestrian Accommodations" and "Highways, Streets, Parking and Loading" section per Transportation Chapter GSAs
3. Update some sections of Special Regulations such as "Landscaping" per Community Character and Environment Chapter GSAs
4. Examine uses in various districts, such as:
 - a. Agritourism and related uses (including equine stocking rates) in A-1 and R-8 per, Land Use Chapter GSAs
 - b. Alternative energy uses (and standards), per Environment and Land Use Chapter GSAs
 - c. Emerging technologies, per Economic Development Chapter GSAs
 - d. Short-term rentals, per Land Use Chapter
5. Consideration of Joint Land Use Study (JLUS) recommendations, per Land Use Chapter GSAs
6. Consideration of Character Design Guidelines (Comprehensive Plan Appendix H) incorporation in appropriate location(s)
7. Consideration of Workforce Housing Task Force Recommendations that were incorporated in the Housing Chapter GSAs, such as inclusionary zoning, accessory apartments, manufactured home parks, residential structure types and uses, residential density provisions, and a Zoning District for motel-to-apartment conversions
8. Consideration of updates to the Mixed Use Districts per Mixed Use Designation Description updates (Land Use Chapter)
9. Consideration of updates to the Residential Districts per Low and Moderate Density Residential Designation Description updates (Land Use Chapter)
10. Consideration of green building policies/provisions, per Environment GSAs

For the items above, supplemental resources consist of a portion of the \$125,000 American Rescue Plan Act (ARPA) funding allocated for workforce housing recommendation implementation, for consultant technical assistance. Over the course of FY23, more information about the anticipated process and resources may be developed for these items. Due to the significant scope and workload associated with the items to implement Comprehensive Plan GSAs, if there is interest by the Planning Commission or the Board in exploring additional items, staff would seek guidance from the Board on prioritization of work program items in line with staff resources.

II. Comprehensive Plan-Related Activities

Following the adoption of the 2045 Comprehensive Plan in October 2021, staff has worked to update the text to reflect the Board's final changes and to update the Engage 2045 website. A full copy of the Comprehensive Plan, as adopted by the Board, is online at: <https://jamescitycountyva.gov/engage2045>. Staff is also now working on formatting the document and Future Land Use Map for publication in the near future.

Since adoption, staff has also been working to transition the land use, fiscal, and transportation models used during the Comprehensive Plan update process to the leave-behind model stage for ongoing County use. Staff anticipates the transition and staff familiarization process will continue in FY23, and use of the models will be ongoing in future fiscal years.

III. Other Work Program Items

As required by State Code, the County must review all established Agricultural and Forestal Districts (AFDs) prior to their expiration. In the upcoming renewal cycle, this review is occurring for 12 of the 13 Districts in the County, with Board action expected in September or October of 2022.

IV. “Routine” Duties

In addition to the items above, staff will complete “routine” duties, including, but not limited to, current planning case review and preparation (conceptual, site, subdivision, rezoning, Special Use Permit, etc.); staff training; demographic and socioeconomic updates and information; work with groups such as the Historical Commission, Historic Triangle Bicycle Advisory Committee (HTBAC), New Town Design Review Board (DRB), AFD Committee, etc.; supporting the Community Development Department’s open space program; supporting the Community Development Department’s transportation planning activities; coordinating updates of the Comprehensive Plan GSAs; preparation of Capital Improvements Program materials for Planning Commission review; tracking State Legislation; and Division management (budget, workload indicators, work program, etc.).

Division Resources

The Division has experienced significant staff changes and vacancies in recent years. Since January 1, 2020, aside from the Director, nine of the 11 positions (82%) have new hires, staff in new roles, or are vacant. There are currently two vacant positions.

Conclusion

Staff looks forward to discussing this information with the Committee in preparation for the joint work session with the Board of Supervisors on May 24, 2022.

PDH/md

PlanWkPrgFY22-23Fut-mem

Attachments:

1. Board Initiating Resolutions
2. Regulatory and Guideline Updates List from Implementation Chapter

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE AND

SUBDIVISION ORDINANCE TO PROVIDE ADDITIONAL REQUIREMENTS TO PROTECT

AND PRESERVE SCENIC ROADWAYS SUCH AS FORGE ROAD

WHEREAS, section 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended (the “Virginia Code”), and County Code Section 24-13 authorize the Board of Supervisors of James City County, Virginia (the “Board”), to, by resolution, initiate amendments to the regulations of the Zoning Ordinance that the Board finds to be prudent and required by public necessity, convenience, general welfare, or good zoning practice; and

WHEREAS, section 15.2-2253 of the Virginia Code and County Code Section 19-10 authorize the Board to request the Planning Commission to prepare and recommend amendments to the Subdivision Ordinance; and

WHEREAS, the Board is of the opinion that the public necessity, general welfare, and good zoning practice warrant the consideration of amendments to the Zoning Ordinance and Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby initiate amendment of the James City County Code, Chapter 24, Zoning in order to consider additional requirements to protect and preserve scenic roadways such as Forge Road. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Zoning Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby request the Planning Commission to prepare and recommend amendments to Chapter 19, Subdivisions, in order to consider additional requirements to protect and preserve scenic roadways such as Forge Road. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Subdivision Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
SADLER	_____	_____	_____	_____
ICENHOUR	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 23rd day of November, 2021.

InitConsdForgeRd-res

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE AND

SUBDIVISION ORDINANCE TO ESTABLISH LOT SIZES IN THE R-8 AND A-1 ZONING

DISTRICTS THAT ARE CONSISTENT WITH THE STATED RURAL LANDS DESIGNATION

DESCRIPTION AND DEVELOPMENT STANDARDS OF THE 2045 COMPREHENSIVE PLAN

WHEREAS, section 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended (the “Virginia Code”), and County Code Section 24-13 authorize the Board of Supervisors of James City County, Virginia (the “Board”), to, by resolution, initiate amendments to the regulations of the Zoning Ordinance that the Board finds to be prudent and required by public necessity, convenience, general welfare, or good zoning practice; and

WHEREAS, section 15.2-2253 of the Virginia Code and County Code Section 19-10 authorize the Board to request the Planning Commission to prepare and recommend amendments to the Subdivision Ordinance; and

WHEREAS, the Board is of the opinion that the public necessity, general welfare, and good zoning practice warrant the consideration of amendments to the Zoning Ordinance and Subdivision Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby initiate amendment of the James City County Code, Chapter 24, Zoning in order to establish lot sizes in the Rural Residential District, R-8, and the General Agricultural District, A-1, that are consistent with the stated Rural Lands designation description and development standards as contained within the adopted James City County 2045 Comprehensive Plan. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Zoning Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby request the Planning Commission to prepare and recommend amendments to Chapter 19, Subdivisions, in order to establish lot sizes in the Rural Residential District, R-8, and the General Agricultural District, A-1, that are consistent with the stated Rural Lands designation description and development standards as contained within the adopted James City County 2045 Comprehensive Plan. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Subdivision Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby direct staff to include language that grandfathers all parcels in existence as of January 1, 2022 that are 25 or fewer acres in size.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby direct staff to include language that eliminates the central well requirement for subdivisions that are consistent with the stated Rural Lands designation description and development standards as contained within the adopted James City County 2045 Comprehensive Plan.

John J. McGlennon
Chairman, Board of Supervisors

ATTEST:

		VOTES				
		<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>	
	ICENHOUR	_____	_____	_____	_____	
	HIPPLE	_____	_____	_____	_____	
	LARSON	_____	_____	_____	_____	
	SADLER	_____	_____	_____	_____	
	MCGLENNON	_____	_____	_____	_____	

Teresa J. Saeed
Deputy Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of March, 2022.

InitConsRevR8-A1Zns-res

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE

TO CONSIDER POSSIBLE AMENDMENTS REGARDING HOW DENSITY IS

CALCULATED FOR RESIDENTIAL DEVELOPMENTS

WHEREAS, section 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended (the “Virginia Code”), and County Code Section 24-13 authorize the Board of Supervisors of James City County, Virginia (the “Board”), to, by resolution, initiate amendments to the regulations of the Zoning Ordinance that the Board finds to be prudent and required by public necessity, convenience, general welfare, or good zoning practice; and

WHEREAS, the Board is of the opinion that the public necessity, general welfare, and good zoning practice warrant the consideration of amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby initiate amendment of the James City County Code, Chapter 24, Zoning, in order to consider possible amendments regarding how density is calculated for residential developments. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Zoning Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.

John J. McGlennon
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of April, 2022.

InitConsGrossDensRD-res

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE

TO CONSIDER POSSIBLE AMENDMENTS REGARDING COMMUNITY

RECREATION FACILITIES IN RESIDENTIAL DISTRICTS

WHEREAS, section 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended (the “Virginia Code”), and County Code Section 24-13 authorize the Board of Supervisors of James City County, Virginia (the “Board”), to, by resolution, initiate amendments to the regulations of the Zoning Ordinance that the Board finds to be prudent and required by public necessity, convenience, general welfare, or good zoning practice; and

WHEREAS, the Board is of the opinion that the public necessity, general welfare, and good zoning practice warrant the consideration of amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby initiate amendment of the James City County Code, Chapter 24, Zoning in order to consider possible amendments regarding community recreation facilities in residential districts. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Zoning Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.

John J. McGlennon
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of April, 2022.

InitConsCommRecFac-res

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE

TO CONSIDER POSSIBLE AMENDMENTS REGARDING THE USE LIST

OF THE GENERAL BUSINESS DISTRICT, B-1

WHEREAS, section 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended (the “Virginia Code”), and County Code Section 24-13 authorize the Board of Supervisors of James City County, Virginia (the “Board”), to, by resolution, initiate amendments to the regulations of the Zoning Ordinance that the Board finds to be prudent and required by public necessity, convenience, general welfare, or good zoning practice; and

WHEREAS, the Board is of the opinion that the public necessity, general welfare, and good zoning practice warrant the consideration of amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby initiate amendment of the James City County Code, Chapter 24, Zoning, in order to consider possible amendments regarding the Use List of the General Business District, B-1. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Zoning Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.

John J. McGlennon
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
ICENHOUR	_____	_____	_____	_____
HIPPLE	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
SADLER	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of April, 2022.

InitConsGenBusUse-res

Community Character Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
CC 2.4.1 - Consider updates to the Toano CCA design guidelines to complement the Toano Commercial Historic District.	• Preserve Community Character	
CC 2.6 - In Norge, consider development and adoption of formal design guidelines.	• Preserve Community Character	
CC 2.7 - In the Jamestown/Greensprings area, consider development and adoption of formal design guidelines, and/or guidance on maintaining the historic and rural/wooded character of that area.	• Preserve Community Character	
CC 3.3 - Continue to improve and protect the character of the County through use of the Character Design Guidelines.	• Preserve Community Character	Short-Term in Strategic Plan
CC 3.3.1 - Further the use of the character design guidelines in legislative review processes and encourage private developers to familiarize themselves with these guidelines as part of educational materials and pre application meetings.	• Preserve Community Character	
CC 3.3.2 - Incorporate the Character Design Guidelines in appropriate portions of the Zoning and Subdivision Ordinances, policies, and other regulations.	• Preserve Community Character	
CC 3.3.3- Incorporate elements of the character design guidelines in other County policy documents and explore if any of the elements could be converted into regulations within the Zoning and Subdivision Ordinances.	• Preserve Community Character	
CC 3.3.4 - Continue to evaluate the Character Design Guidelines and update, revise, and enhance the Guidelines regularly.	• Preserve Community Character	
CC 3.3.5 - Consider developing Character Design Guidelines for rural areas in the County.	• Preserve Community Character	
CC 5.1 - Use County Ordinances and/or policies as enabled by the Code of Virginia to require a more detailed phased clearing plan that minimizes the removal of existing trees and ensures tree preservation requirements are implemented during the site plan review and pre-construction phase of development. Consider developing requirements for County staff to inspect projects pre-and-post construction specifically to ensure compliance with the tree protection requirement of the Zoning Ordinance.	• Protect Nature • Preserve Community Character	
CC 5.4 - Evaluate the appropriateness of street trees along narrow streets or located in neighborhoods with reduced setbacks and update the Streetscape Policy Guidelines accordingly.	• Protect Nature • Preserve Community Character	

Community Character Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
CC 6.3 - Pursue the preservation of historic and archaeological sites of the County by: 6.3.2 - Promoting voluntary techniques for preservation of these properties. 6.3.3 - Considering designating areas of the County as historic districts or historic corridors with architectural review. 6.3.4 - Discouraging the demolition or inappropriate use of cultural and historic resources through regulatory and voluntary techniques. 6.3.5 - Integrating the results of the architectural survey into the planning process. 6.3.6 - Exploring opportunities to preserve and enhance Community Character Areas such as those found in Five Forks, Norge and Toano through use of partnerships, pattern books, and design guidelines.	• Preserve Community Character	
CC 7.1 - Update the Communications Facilities section of the Zoning Ordinance as necessary to accommodate the use of new and emerging wireless communication services while preserving community character.	• Preserve Community Character • Enhance Quality of Life	

Economic Development Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
ED 4.6 - Adopt the Virginia C-PACE program to incentivize private development that utilizes environmental conservation techniques.	• Protect Nature • Expand Economic Development	
ED 7.1 - Review and update the Zoning Ordinance to ensure it promotes best practices for home occupations and other small businesses consistent with neighborhood and community character.	• Preserve Community Character • Expand Economic Development	
ED 7.2 - Review and update County regulations, policies, and procedures to ensure they create clear expectations for developing new businesses in targeted industries, and that land use requirements are flexible to changing market trends.	• Expand Economic Development	Short-Term in Strategic Plan
ED 7.3 - Examine and update County regulations to ensure that the County maintains best practices while continuing to accommodate new industries spurred by innovations and changes in technology.	• Expand Economic Development	

Environment Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
ENV 1.2 - Promote the use of Better Site Design, Low Impact Development (LID), and effective Best Management Practices (BMPs) by: 1.2.4 - Continuing to develop and enforce new and existing regulations that require soils identification and the consideration of the limitations of these soils for development and agricultural and forestall activities. 1.2.5 - Requiring submission of environmental inventories in order to protect environmentally sensitive lands; to save or most efficiently use permeable soils; and to limit impervious cover. 1.2.6 - Continuing and expanding support for the Clean Water Heritage program in order to provide information on BMP maintenance and assistance to the public and to owners of stormwater management facilities. 1.2.7 - Re-examining provisions in the Zoning Ordinance and other regulations to strengthen tree-protection measures.	Protect Nature	
ENV 1.5 - Implement comprehensive coastal resource management guidance, consistent with the policy that living shorelines are the preferred alternative for stabilizing eroding shorelines prior to consideration of structural stabilization methods.	Protect Nature	
ENV 1.5.3 - Consider a policy where the above Shoreline Best Management Practices become the recommended adaptation strategy for erosion control, and where a departure from these recommendations by an applicant wishing to alter the shoreline must be justified at a hearing of the County Wetlands Board.	Protect Nature	
ENV 1.5.8 - In conjunction with the County Wetlands Board, evaluate the feasibility of adopting a coastal Dunes and Beach Ordinance, pursuant to the Virginia Coastal Primary Sand Dune and Beach Act (currently VMRC handles local applications).	Protect Nature	
ENV 1.13- Continue to use sound science to update and create the requirements, standards, and specifications used to design, approve, and build BMP facilities in James City County.	Protect Nature	
ENV 1.20 - Explore Zoning Ordinance amendments that would incorporate recommendations of the Colonial Soil and Water Conservation District as it pertains to equine and other animal stocking rates.	Protect Nature	Short-Term in Strategic Plan
ENV 2.3 - Promote recycling by developing a post-consumer waste office paper purchasing policy in accordance with the Virginia Public Procurement Act for all County facilities, expanding County facility reduce/reuse/recycling programs, and by increasing private sector and public awareness of recycling opportunities through the County's curbside recycling programs, Recollect website, and Recyclopedia tool.	- Protect Nature - Enhance Quality of Life	
ENV 3.2 - Develop specific recommendations for voluntary and regulatory means to protect resources identified in studies, such as the Regional Natural Areas Inventory, and watershed management plans for County watersheds.	Protect Nature	
ENV 3.3 - Continue to update mandatory tree protection standards and examine tree canopy protection standards.	- Protect Nature - Enhance Quality of Life	

Environment Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
ENV 3.4 - Continue to develop and enforce zoning regulations and other County Ordinances that preserve to the maximum extent practicable rare, threatened, and endangered species; wetlands; flood plains; shorelines; wildlife habitats; natural areas; perennial streams; groundwater resources; and other environmentally sensitive areas.	• Protect Nature	
ENV 3.7.1 - Investigate changes to the Zoning Ordinance including renaming the A-1, General Agricultural District and re-examining lot sizes and clustering provisions to acknowledge and encourage preservation of forested land.	• Protect Nature • Enhance Quality of Life • Preserve Community Character	Short-Term in Strategic Plan <i>(See also related action LU 6.2, 6.2.1.)</i>
ENV 4.3 - Promote alternative modes of transportation and a reduction in auto dependency and trip distances through measures in the Zoning Ordinance such as encouraging enhanced pedestrian accommodations and reductions in required parking with approval of a mass or alternative transportation plan, or appropriate similar provisions.	• Protect Nature • Enhance Quality of Life	
ENV 4.4 - Continue to evaluate and update Ordinances and policies to promote the construction of homes, businesses, and public facilities that conserve energy and achieve other green building standards. As one component of this, re-examine the existing Green Building Incentives adopted by the Board on September 11, 2012. Use U.S. Green Building Council's LEED program, Earthcraft, Envision, STAR Communities, WELL Building Standard, the Sustainable Development Code, and other sustainable building programs as guides in this effort.	• Protect Nature • Enhance Quality of Life • Expand Economic Development	
ENV 4.5 - Investigate amending County Ordinances to allow or encourage appropriate energy production and conservation technologies in residential areas.	• Preserve Community Character • Protect Nature	
ENV 4.6 - Investigate ways to amend the County Ordinances to address alternative energy production, and to amend ordinances or include special use permit conditions that protect and enhance natural resource on alternative energy production sites: 4.6.1 - In Ordinances or as development approval conditions, include provisions to minimize clearing of forested land. 4.6.2 - In Ordinances or as development approval conditions, implement best practice documents on the inclusion of native pollinator plants.	• Preserve Community Character • Protect Nature • Enhance Quality of Life	

Housing Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
H 1.1.4 - Offer property tax/abatement/exemption for owners of deteriorating single-family homes that make improvements and either continue to live in the home or enter into an agreement with the County to rent the home to a low- or moderate-income working individual or family. Ensure the exemptions/abatements apply to the value of the improvements and not the entire property that utilizes environmental conservation techniques.	• Preserve Community Character • Support Affordable Workforce Housing	
H 1.2.7 - Explore adding cottage homes to the housing stock in the mobile home parks, including identifying zoning and other regulations that are needed.	• Support Affordable Workforce Housing	
H 2.1 - Guide new developments to incorporate high housing quality and design: 2.1.4 - Propose additional amendments to residential zoning districts to promote diversity within new residential developments by allowing more diverse structure types. 2.1.5 - Promote a scale and density of residential development that is contextually compatible with adjacent and surrounding land uses, supporting infrastructure, and environmental conditions. 2.1.6 - Locate moderate density residential development, including developments within areas of appropriate Mixed-Use designations, in proximity to employment centers and service destinations.	• Preserve Community Character	
H 2.2 - Amend the Zoning Ordinance to facilitate a wider range of housing choices affordable to households with incomes of less than 80% of Area Median Income. Including: 2.2.1 - Review the allowed uses in each zoning district, modify the uses allowed to reflect the current types of uses that exist in the County, and ensure that diverse housing types are specifically included in the use-lists in zoning districts where housing is permitted. 2.2.2 - Reduce site and lot area minimums to facilitate smaller home types and to encourage the development of workforce housing, including by smaller, nonprofit developers. 2.2.3 - Examine options for allowing by-right development of workforce housing. 2.2.4 - Consider form-based zoning to preserve neighborhood character while allowing flexibility in housing options. 2.2.5 - Increase the number of units permitted in multi-family structures in select zones. 2.2.6 - Increase the maximum number of units per acre in all developments that provide for workforce housing.	• Support Affordable Workforce Housing	

Housing Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
H 2.3 - Support the adaptive reuse and repurposing of old, vacant, and/or underutilized commercial buildings as workforce housing: 2.3.5 - Review and modify the use lists for all zones to encourage residential/mixed-use developments along specific corridors, and facilitate adaptive reuse opportunities in existing commercial areas. 2.3.9 - Develop a new zoning designation that would simplify motel-to-apartment conversions. 2.3.10 - Consider creating an administrative permitting process for commercial or residential conversions that include workforce housing.	• Support Affordable Workforce Housing • Preserve Community Character • Expand Economic Development	Short-Term in Strategic Plan
H 2.4 - Support the development of accessory apartments as one type of workforce housing, while retaining the residential character of existing neighborhoods: 2.4.1 - Modify the Zoning Ordinance to facilitate the development of more accessory units while retaining the residential character of existing neighborhoods. 2.4.2 - Develop a pattern book, training sessions, and other technical assistance documentation to help homeowners construct accessory units. 2.4.3 - Revise Ordinances to increase the maximum size of detached accessory units to be large enough to accommodate a "reasonably-sized" one-bedroom unit (e.g., up to 750 square feet) 2.4.4 - Revise Ordinances to modify setback, parking, and other requirements to make it easier to build an accessory apartment.	• Support Affordable Workforce Housing • Preserve Community Character	
H 2.6 - Establish an incentive-based inclusionary zoning program to support the development of workforce housing: 2.6.2 - Review the County's existing density bonus system in the Zoning Ordinance. Determine whether providing workforce housing should be a bonus-density priority or a requirement (rather than an option) for any developments proposed over the current baseline density. 2.6.4 - Evaluate the use of a sliding density bonus scale based on the quantity of units and affordability of the product. 2.6.5 - Amend the Zoning Ordinance to establish an Affordable Dwelling Unit (ADU) program under the Code of Virginia Affordable Dwelling Unit Ordinances.	• Support Affordable Workforce Housing • Preserve Community Character	
H 3.1 - Review existing Ordinances to identify barriers to respond to housing needs for special needs populations, including senior citizens, and make amendments, as necessary.	• Support Affordable Workforce Housing	
H 3.2 - Support the concept of "aging in place" by promoting universal design for a portion of units in major subdivisions or multi-family projects.	• Support Affordable Workforce Housing	

Housing Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
H 4.1 - Expand expedited permitting to incentivize production of workforce housing: 4.1.1 - Establish the income threshold not exceeding 80% of AMI necessary for a project to qualify for an expedited review. 4.1.2 - Develop a fast-track subdivision, site plan, and building permit process for qualified workforce housing developments. 4.1.3 - Consider a program to waive, reduce, or rebate development fees for qualified workforce housing developments.	Support Affordable Workforce Housing	
H 4.2 - Create tax incentives to support the production of workforce housing: 4.2.1 - Create a property tax exemption or abatement for residential properties that guarantee units will be affordable to, and leased to, individuals and families with incomes at or below 60% of AMI. 4.2.2 - Investigate using utility, building permit, and water connection fees and property taxes to incentivize new affordable housing and to be a disincentive for new market-rate housing.	Support Affordable Workforce Housing	

Land Use Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
LU 1.1 - Craft regulations and policies such that development is compatible in scale, size, and location to surrounding existing and planned development. Protect uses of different intensities through buffers, access control, and other methods.	Preserve Community Character	
LU 1.2 - Review and update the Zoning Ordinance to ensure consistency between densities and intensities of development recommended by the Comprehensive Plan and the residential and commercial zoning districts.	Preserve Community Character	
LU 1.3 - Use policy and Ordinance tools to ensure the provision of open space as part of development proposals, as applicable. In particular, maintain or increase incentives for cluster development in exchange for additional open space that provides significant benefits to the community.	- Protect Nature - Preserve Community Character	
LU 1.5 - In coordination with the Board of Supervisors and the County Attorney's Office, provide updates on state legislation to the Planning Commission on an as-needed basis on the major new planning legislation topics during non-Comprehensive Plan update years.	- Protect Nature - Preserve Community Character - Enhance Quality of Life - Expand Economic Development - Support Affordable Workforce Housing	

Land Use Chapter | Regulatory and Guideline Updates

Action	Related Public Input Priorities	Prioritization
LU 1.6 - Explore emerging technologies in the renewable energy industry, with the intention of protecting the County's unique rural character, preserving natural resources, and mitigating impacts to neighboring properties.	• Protect Nature • Preserve Community Character • Enhance Quality of Life • Expand Economic Development	Short-Term in Strategic Plan
LU 1.7 - Amend the Zoning Ordinance to address short-term rentals, including re-examining the districts where such uses are permitted.	• Expand Economic Development • Support Affordable Workforce Housing • Preserve Community Character	
LU 3.4 - In accordance with the recommendations of the adopted Joint Base Langley Eustis (Fort Eustis) Joint Land Use Study, establish a Military Influence Overlay District (MIOD) on the Future Land Use Map. LU 3.4.2 - For areas within the MIOD, update the zoning and subdivision ordinances to incorporate the Code of Virginia sections that promote coordination between military installations and local municipalities. LU 3.4.3 - For areas within the MIOD, update the zoning and subdivision ordinances to establish a Military Influence Area (MIA) overlay district. The exact boundary of the MIA should be determined through additional discussion with Fort Eustis. The Zoning and Subdivision Ordinances should include: A. Siting guidelines for commercial solar wind farms and wind turbine farms, only if those uses become added to the Use List. B. Standards and requirements for increased setbacks, buffers, and other design requirements to increase safety and security around the Fort Eustis installation. C. Vertical obstruction standards and limitations. D. Additional dark sky lighting requirements, as needed, within the defined air space of the Fort Eustis installation. E. References to a newly created vertical constraints map identifying locations where tall structures should be prohibited.	• Protect Nature • Preserve Community Character • Enhance Quality of Life • Expand Economic Development • Support Affordable Workforce Housing	

Land Use Chapter | Regulatory and Guideline Updates

Action	Related Public Input Priorities	Prioritization
LU 4. 3 - Promote infill, redevelopment, revitalization, and rehabilitation within the PSA. Consider the following strategies as appropriate: LU 4. 3.2 - Revisions to the Zoning Ordinance and/or Subdivision Ordinance or the development of guidelines to provide additional flexibility, clear standards, or incentives, such as expedited plan review.	• Protect Nature • Preserve Community Character • Enhance Quality of Life • Expand Economic Development • Support Affordable Workforce Housing	
LU 6.1 - Promote the economic viability of traditional and innovative farming and forestry as industries through measures, including but not limited to, the following: LU 6.1.3 - Continue to update the Zoning Ordinance list of permitted and specially permitted uses in the A-1 Zoning District. Investigate adding a development standards policy for those uses that might benefit from a rural location. Continue to look at non-residential uses and development standards that may be appropriate, such as agri-business, eco-tourism, or green energy uses, and uses related to projects that are identified by the Strategy for Rural Economic Development. LU 6.1.7 - Craft regulations and policies in a manner that recognizes the value of, and promotes the conservation of, prime farmland soils and environmentally sensitive areas, and consider impacts to the County's farm and forestal assets in land use decisions.	• Protect Nature • Preserve Community Character • Expand Economic Development	

Land Use Chapter | Regulatory and Guideline Updates

Action	Related Public Input Priorities	Prioritization
LU 6.2 - Residential development is not a recommended use in the Rural Lands. Creation of any lots should be in a pattern that protects the economic viability of farm and forestal assets and protects natural and cultural resources and rural character. Amend the Subdivision Ordinance, Zoning Ordinance, utility regulations, and related policies to promote such an overall pattern. Consider providing more than one option, such as the following, so long as an overall very low density pattern can be achieved, and the design and intensity of the development is consistent with stated Rural Lands designation description and development standards and available infrastructure. LU 6.2.1 - Revise the R-8 and A-1 zoning districts to set lot sizes to be consistent with stated Rural Lands designation description and development standards. As part of this amendment, consider easing the subdivision requirements such as eliminating or permitting the waiver of the central well requirement, allowing private streets in limited circumstances, as part of an overall balanced strategy. LU 6.2.2 - Revise the rural cluster provisions in the A-1 zoning district to be more consistent with the Rural Lands designation description and development standards. As part of this amendment, consider easing the subdivision requirements such as eliminating or permitting the waiver of the central well requirement, allowing private streets in limited circumstances, making it a streamlined by-right use at certain scales, allowing off-site septic or community drainfields, etc. LU 6.2.3 - Consider implementing a subdivision phasing program, where the number of blocks that could be created from a parent parcel within a given time period is limited. LU 6.2.4 - Consider adding strong buffer and expanded setback regulations to the A-1 and R-8 districts, particularly if the permitted densities are not lowered in these districts.	• Protect Nature • Preserve Community Character • Expand Economic Development	Short-Term in Strategic Plan
LU 6.3 - To help retain the character of Rural Lands, develop additional zoning and subdivision tools (e.g., scenic easement dedication requirements, increased minimum lot sizes, increased setbacks, and/or overlay districts) to protect and preserve scenic roadways such as Forge Road. Consider 400 foot setbacks along Community Character Corridors outside the PSA.	• Protect Nature • Preserve Community Character	
LU 7.2 - Incorporate rural and open space preservation best practices within the new character design guidelines. Develop additional guidelines as necessary for specific resource protections including historic, environmental or scenic resources.	• Protect Nature • Preserve Community Character • Expand Economic Development	
LU 7.3 - Refine the buffer and setback standards specifically for visual character protection, addressing viewshed protection and maintenance of community character.	• Preserve Community Character	

Public Facilities Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
PF 2.7 - Evaluate the possible use of impact fees to help defray the capital costs of public facilities related to residential development.	Enhance Quality of Life	
PF 3.5 - Develop policies that support the conservation of water through education and awareness, higher water rates for greater usage, restricting irrigation, and, when financially feasible, rebate programs that reward conservation efforts.	- Protect Nature - Enhance Quality of Life	
PF 4.2 - Review and update as necessary the County's Sustainable Building Policy in accordance with the County's Strategic Plan goals.	Protect Nature	
PF 4.7 - Consider adopting and using the Virginia C-PACE (Commercial Property Assessed Clean Energy) program to pursue energy retrofit projects for public buildings. Consider setting up the program for use by private property owners as well.	- Protect Nature - Enhance Quality of Life	

Parks and Recreation Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
PR 5.4 - Amend Zoning Ordinance regulations to facilitate development of recreational facilities, including but not limited to neighborhood parks, playgrounds, sport courts, fields and trails within by-right residential developments in accordance with design standards as enabled by the Code of Virginia.	- Enhance Quality of Life - Preserve Community Character	
PR 6.4 - Establish and maintain program performance measures (including goals, objectives, and essential eligibility guidelines) to incorporate consistent standards in program design.	Enhance Quality of Life	
PR 10.1 - Develop sustainable strategies similar to LEED (Leadership in Energy and Environmental Design) for the design and location of parks and incorporate the strategies into park development guidelines, where feasible.	- Protect Nature - Enhance Quality of Life	

Transportation Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
T 1.2.1 - Limit driveways and other access points and provide shared entrances, side street access, or frontage roads to promote a well-connected and safe road network, consistent with the roadway's functional classification.	- Enhance Quality of Life - Preserve Community Character	
T 1.2.2 - Provide a high degree of inter-connectivity within new developments, adjoining new developments, and existing developments, including County facilities, using streets, trails, sidewalks, bikeways, and multi-use trails to improve accessibility and connectivity, and provide alternate routes for emergency access.	- Enhance Quality of Life - Preserve Community Character	

Transportation Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
T 1.2.3 - Concentrate commercial development in compact nodes or in Mixed Use areas with internal road systems and interconnected parcel access rather than extending development with multiple access points along existing primary and secondary roads.	• Enhance Quality of Life • Preserve Community Character	
T1.2.4 - Pursue active outreach for travel demand management in coordination with Hampton Roads Transportation Planning Organization and TRAFFIX to promote flexible work schedules, off-site work arrangements, and telecommuting. Pursue Zoning Ordinance revisions to require bike racks in more developments throughout the County.	• Enhance Quality of Life • Preserve Community Character	
T 1.2.5 - Implement strategies that encourages walking, bicycling, and use of public transit in place of automobile trips.	• Protect Nature • Enhance Quality of Life • Preserve Community Character	
T 1.2.7 - Prepare guiding principles for roads identified in the Comprehensive Plan as needing future improvements. Use these guiding principles during consideration of any plans of development or concurrent with any road improvement project.	• Enhance Quality of Life • Preserve Community Character	
T 1.2.8 - Identify ways to improve access management by reducing driveways and turning movements on the adjacent roadway(s) during consideration of plans of development or concurrent with any road improvement project.	• Enhance Quality of Life • Preserve Community Character	
T 3.3 - Promote increased utilization of public transit through the following actions: (3.3.5) - Require new developments to support bus and transit services at or near the center of mixed use areas, high density multi-family housing communities, and large scale commercial development, and amend the Zoning Ordinance to support this requirement.	• Enhance Quality of Life • Expand Economic Development	
T 3.4 - Encourage pedestrian circulation by providing safe, well-lit, and clearly marked crosswalks and unobstructed sidewalks. Encourage the use of accessible design and provision of shade benches, attractive landscaping, and scenic vistas along pedestrian routes.	• Enhance Quality of Life • Preserve Community Character	

Transportation Chapter Regulatory and Guideline Updates		
Action	Related Public Input Priorities	Prioritization
T 4.2 - Utilize planning and design standards for road projects and related improvements which will allow innovation, promote an efficient transportation system, increase public safety, improve visual quality, and expand modal choice for transportation in the County. Require implementation of standards for development proposals and encourage VDOT to incorporate these standards. When improving roads designated as Community Character Corridors, Virginia Byways, or roads outside the PSA, encourage VDOT to be sensitive to the context, including viewsheds, historic sites and structures, and landscaped medians.	• Enhance Quality of Life • Preserve Community Character	