



York 2040 Committee Meeting #22

Wednesday, November 3, 2021 – 5:00 PM

York County Senior Center – 5314 George Washington Memorial Highway

Agenda

1. Call to Order/Opening Remarks – Chairman King
2. Approval of Meeting Notes – August 4, 2021
3. Committee Discussion of Land Use Forums
4. Committee Discussion of Comprehensive Plan Land Use Element, Part 1
5. Other Business
6. Citizen Comments
7. Adjournment

Attachments:

- A. Draft Meeting Notes, August 4, 2021
- B. Land Use Plan Public Input Meetings: Summary Report
- C. Power Point Presentation Excerpts
- D. Land Use Designations from the current Comprehensive Plan
- E. 2035 Future Land Use Map



**Meeting Notes
York 2040 Committee**

Wednesday, August 4, 2021 – 5:00 p.m.

Senior Center of York

5314 George Washington Memorial Highway, Yorktown, Virginia

Members Present: Mark Bellamy, Gregory “Skip” Brooks, Chad Green, Leigh Houghland, Montee Jons, Michel S. King, R. Anderson Moberg, Richard Myer, Sheila Myers, Jacob Rizzio (arriving late), Eugene Seiter, Cowles “Buddy” Spencer

Staff Present: Susan Kassel, Director of Planning and Development Services; Timothy Cross, AICP, Deputy Director of Planning and Development Services; Earl Anderson, AICP, Senior Planner; Amy Parker, Senior Planner; Cathy Tartabini, Planning Assistant; Richard Hill, Deputy County Attorney; Gail Whittaker, Public Information Officer; Jeanne Sgroi, Management Analyst Intern

Others Present: Douglas Holroyd, G. Stephen Roane, Jr.

Call to Order

Chairman King called the meeting to order at approximately 5:00 p.m. and called on Mr. Cross to make an introduction. Mr. Cross introduced Cathy Tartabini, who is the new Planning Assistant in the Planning Division and will be providing administrative support to the Committee.

Approval of June 2, 2021, Meeting Notes

On motion of Mr. Houghland, the June 2, 2021, meeting notes were approved unanimously.

Committee Discussion of Draft Broadband Element

Chairman King commended the work by the staff in creating a well-organized and informative draft Broadband element. Mr. Cross stated that Ms. Sgroi is the author of the document, while Mr. Anderson assisted with the background research. Chairman King suggested that the Committee go through the document section by section and offer comments on questions that any members may have.

Mr. Myer suggested adding language to the discussion of wireless technology to note the use of emergency generators at cell tower sites.

Mr. Seiter asked if the map on page 4 showing internet coverage in the upper and lower County took federal facilities such as Camp Peary and the Naval Weapons Station into consideration. Mr. Anderson responded that federal facilities have their own infrastructure, which is not shown on the map. Ms. Sgroi referred to the map on page 5, noting that most of the upper County has access to just one Internet Service Provider while the lower County has two providers and even three in some places. Mr. Anderson added that the map on page 4 shows fiber broadband only. Mr. Seiter stressed the importance of internet security. Mr. Anderson responded that there is discussion of internet security issues in the section of the draft dealing with lit and dark fiber. Ms. Myers commented that internet service in the upper County is substandard and that there are fewer options.

Sheila Myers asked from which providers the County is leasing bandwidth. Mr. Anderson responded that the specific providers could change so this section is intentionally general.

Sheila Myers asked for an estimate of the cost of Hampton Roads Regional Connectivity Ring and how it will be funded. Ms. Sgroi responded that no funding has been identified yet and there is no cost estimate. She added that the possibility of public-private partnerships has been discussed. Mr. Myers noted that

some localities are using funds from the American Rescue Plan Act (ARPA). Mr. Anderson responded that those are typically localities that have no internet service.

Mr. Roane asked if there is a concern that the County might not have the infrastructure to support 5G capability. Ms. Sgroi responded that wireless internet is a complement to fiber rather than a substitute for it. She explained that this is because it relies on fiber networks to carry the signal to towers. She added that 5G will never have the bandwidth capability that fiber does. Earl Anderson responded that fiber network infrastructure within the County is good.

Mr. Brooks expressed concern about the time-consuming environmental impact studies that might be associated with laying cable. Mr. Anderson responded that the cable would not necessarily be installed underground and that in many cases the equipment would be hung from power poles.

Mr. Seiter asked if the infrastructure is vulnerable to flooding. Ms. Sgroi responded that fiber cable is waterproof. Chairman King commented that the utility companies do not always cooperate in sharing infrastructure. Gene Seiter stated that he likes the idea of incorporating fiber cable installation into road construction projects.

Mr. Houghland asked about the timeline for the Peninsula portion of the project. Ms. Sgroi responded that the timeline has not yet been finalized.

Mr. Jons stated that one lesson from the global pandemic is that telecommuting works. He stated the rise of teleworking would have numerous repercussions such as reduced traffic and reduced need for office space. Mr. Anderson responded that this issue is addressed on page 8 of the draft element. Chairman King added that telecommuting has been a game-changer for the Defense Department and has reduced space needs. Mr. Green stated that teleworking also has implications for land use, noting that the County might not need as much land zoned for office space. Ms. Sgroi mentioned that some communities are building co-working space for residents to have access to technology and business equipment.

Mr. Myer suggested adding discussion to the section dealing with Public Safety and Other Government Facilities regarding the importance of telemedicine in certain areas. Mr. Bellamy commented that the County is considering the possible use of ARPA funds to linking various public facilities in the upper County with dark fiber and possibly leasing out bandwidth to other users.

Mr. Jons stated that lack of fast, reliable internet service affects lower income residents disproportionately. He said there are companies that offer programs that assist lower income residents in bridging the digital divide but that people don't know about them. He suggested mentioning these programs in the Comprehensive Plan. Mr. Anderson responded that this issue is addressed on page 9. He also noted that during the pandemic, the School Division was able to get students connected to the Internet. Mr. Hill asked if dark fiber would enable the County to provide internet access to people who are not served. Ms. Sgroi responded that it would not be possible because it would be a closed, secure County network. Sheila Myers commented that internet affordability is important as well as availability.

Sheila Myers suggested involving high school service clubs in providing tech support to help senior citizens with their computers.

Mr. Holroyd stated that he felt the implementation language should include a stronger statement that broadband should be treated as a utility. Ms. Kassel responded that unlike utilities, internet service provider do not have the right to enter onto private property.

Mr. Seiter commented that the "dig once" policy is a good idea but might be hard to implement since VDOT controls the roads in the County.

Sheila Myers suggested adding a statement the need to ensure that all school students have good access to broadband. Mr. Anderson responded that it appears to be covered in the first implementation strategy under Objective 3.

Leigh Houghland asked if the document should include some mention of Elon Musk's Starlink initiative to provide low Earth orbit (LEO) satellite internet access. Mr. Roane responded that he felt it would be very costly.

Mr. King thanked the members for their comments, and he asked Mr. Rizzio, who arrived late, if he had anything to add. Mr. Rizzio responded that he had sent written comments to Mr. Cross and had nothing to add to them.

Mr. Jons commented that staff did an amazing job on the draft Broadband element.

Discussion of Land Use Forums

Chairman King stated that public meetings to discuss land use are being planned for September. He stated that the purpose is to give citizens one more opportunity to offer input into the Land Use element of the Comprehensive Plan before the Committee begins its discussions of land use. He said there would be one in each end of the County and that each meeting would include an information staff presentation followed by an "open house" sessions where citizens will be able to have one-on-one dialogue with the Committee members. Mr. Green recommended that the first forum be held in the upper County. Mr. Brooks spoke of the need for Committee members to be consistent in their conversations with the citizens. Mr. Cross responded that the main role of the members will be to listen rather than talk and that staff would be available to help answer any factual questions. He explained that staff has found this type of format to be particularly useful for obtaining constructive public input. Mr. Jons agreed, citing his experience attending such a meeting as a citizen in 1990. He added that the meetings will need to be well publicized. Chairman King responded that the Public Affairs Office has a lot of ways to get the word out and that the Committee members can assist by spreading the word among their neighbors and social contacts.

Citizen Comments

Tom Chamberlain, 270 Barlow Road, stated that he felt the draft document is very well done and that the Committee is on the right track with regard to its recommendations on broadband service. He commented that the Committee should keep in mind that the internet service providers are private entities, not public utilities, and that they do not want to be controlled as if they were utilities. Chairman King said it was a good point and agreed that while they are not public utilities, they are similar to utilities in that they provide essential infrastructure and that the County might have to provide incentives. He thanked Mr. Chamberlin for his comments and for attending the meeting.

Adjournment

The meeting was adjourned at 6:28 p.m.

LAND USE PLAN PUBLIC INPUT MEETINGS: SUMMARY REPORT

The York County Comprehensive Plan Review Steering Committee (the York 2040 Committee) held two public meetings in September 2021 – one at Bruton High School in the upper County and one at the Tabb Library in the lower County – to give citizens an opportunity to offer their views about future land use and development in the County. The purpose was to gather input to assist the Committee as it prepares to begin its discussions of the Land Use element of the Comprehensive Plan – the long-range plan for the physical development of the County.

Both meetings began with a presentation by the Planning staff to provide information both about current land use and development patterns throughout the County and about the recommendations for future land use that are set forth in the County's current Comprehensive (or Comp) Plan – titled Charting the Course to 2035 – which was adopted by the Board of Supervisors in September 2013. In response to comments from several of those who attended the first meeting, the second meeting included a more extended question-and-answer period following the presentation. The second part of each meeting was an “open house” session where citizens were able to review large-scale County land use maps and speak directly with Committee members and share their ideas and opinions about any changes they would like to see in the updated Comp Plan. County staff members were also present to answer questions and record citizen comments. In addition to providing their input orally, attendees were given the option of submitting written comments on forms that were given to each person as they arrived at the meeting. Additional handouts included a meeting agenda, a two-sided 11” by 17” copy of the 2035 Future Land Use Map from the current Comp Plan, and (at the second meeting, again in response to feedback from the first meeting) a description of all the Comp Plan land use designations.

**Land Use Plan
Public Input Meetings**

Wednesday, September 1
7:00 pm to 9:00 pm
Bruton High School

Wednesday, September 15
7:00 pm to 9:00 pm
Tabb Library

There will be a presentation at 7 pm followed by an open house session where citizens can meet with the Comprehensive Plan Steering Committee members and share their vision for future land use in York County.

Find out more at www.York2040.com



The meetings were publicized through the County's website, Facebook page, and Citizen News. The County also issued a press release and ran paid display ads in the Daily Press and the Virginia Gazette and on the online wydaily.com.

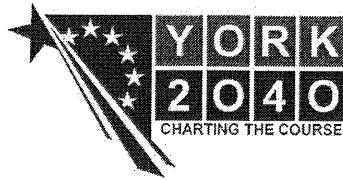
Combined attendance at the two meetings, not including Committee members and staff, was 88, with 55 at Bruton High School and 33 at the Tabb Library. In all, there were a total of 78 individual participants, as there were several people who attended both meetings. Of those 78 individuals, 53 were from the upper County, 20 from the lower County, two from James City County, and one from Chesapeake. Two attendees did not indicate their place of residence. (A complete list of meeting attendees is included at the end of this report.)

Completed comment forms were submitted by nine of those who attended one or both meetings, and six others – some who attended and some who were not able to attend – emailed their comments to the Planning staff. Those comments are included in the pages that follow, along with a compilation of oral comments recorded by the staff. The comments were wide-ranging and touched on a number of topics, as briefly summarized below:

- OVERDEVELOPMENT. The overriding theme of most of the comments, both oral and written, was a general concern that too much development is occurring in the County, resulting in a loss of trees, open space, and rural character as well as increased traffic, school crowding, and tax burdens on the citizens. Specific suggestions included withholding public sewer extensions to limit subdivision development, downzoning large, undeveloped tracts in the upper County, and establishing a “primary development boundary” to preserve undeveloped land in the upper County and concentrate growth in the lower County.
- CONSERVATION. Related to the concerns expressed about overdevelopment, many comments expressed a desire for conserving vacant land to prevent it from being developed. Specific suggestions included setting aside funds in the Capital Improvements Program for Conservation Easements and Greenways, conducting a study of the economic impact of open space and agricultural land on the County, establishing an Agricultural and Open Space Preservation Board
- MIXED USE OVERLAY DESIGNATION. Several citizens commented that the Mixed Use overlay designation should be removed from the Comprehensive Plan, especially in the Skimino and Lightfoot areas but also in Grafton and Tabb as well.
- LIGHTFOOT. A number of concerns were expressed specifically about the Economic Opportunity and Mixed Use overlay designations over a large portion of the Lightfoot area and the possibility of large-scale development that would over-burden roads and schools. Specific suggestions about this area included limiting commercial development to the road frontage along the north side of Lightfoot Road and building a school in this area. In addition, several citizens recommended that an area plan be developed for Lightfoot and other large, undeveloped areas of the upper County.
- ADAPTIVE REUSE. Many citizens expressed concern about allowing new development to occur when there are already vacant commercial buildings that could be put to commercial use or remodeled as affordable housing.
- TRANSPORTATION. Concerns were expressed about narrow roads that are not able to handle additional development and about the impact of development on traffic in general. Specific problem areas that were identified include Fenton Mill Road, Barlow Road, Skimino Road, Penniman Road, the intersection of Lightfoot Road and Richmond Road, and the intersection of the southbound I-64 off-ramp and Newman Road. In addition, there were a few comments on the need for more bikeways and a specific suggestion that a bike path be built along the Cheatham Annex railroad tracks.
- HOUSING. A few citizens expressed a desire for more affordable housing in the County. A specific suggestion was to provide a real estate tax break for first-time home buyers. Other comments related to housing included a recommendation that the County establish program to encourage rehabilitation of existing homes as an alternative to new construction on vacant land and a suggestion that the County have a consultant review fiscal impact analyses that are submitted by developers for proposed residential projects.
- PUBLIC FACILITIES. Several citizens expressed concern about school crowding and the negative impact of new development, particularly multi-family development in the Grafton area. Other comments related to schools included suggestions that they be located in or within biking/walking distance of residential neighborhoods and a recommendation that a school be built on the vacant property north of Lightfoot Road. A comment related to parks was that the County needs more parks that are accessible to the general public.

Individual oral comments recorded by staff during the “open house” portion of the forums are provided below, followed by all of the written comments that were received.

- Remove the mixed use overlay designation on the areas on Lightfoot Road and Newman Road.
- When locating schools, the following should be taken into account:
 - o Being within walking/biking distance to neighborhoods
 - o Allowing activities by citizens during the evening
- A school should be built on the property north of Lightfoot Road.
- Limit commercial development on the north side of Lightfoot Road to the road frontage, and allow housing behind it, rather than designating the entire area as Economic Opportunity.
- Too much land is designated Economic Opportunity. It should be changed to a less intensive designation.
- Change the land use designation on the Darst property (409 Oaktree Road) and the Wilson farm (140 Fenton Mill) to Conservation
- There needs to be more land designated for Conservation.
- How can we change the cluster provisions of the Zoning Ordinance so that Rural Residential zoning means one-acre lots?
- Areas shown as Military should be a different color, as it gives the false impression that there is a lot of wooded area.
- Area plans should immediately follow the Comprehensive Plan approval for areas, particularly in the upper County.
- The County should implement a tax break for first-time homebuyers. They should get a break on paying taxes or two or three years from when they initially buy a property. This should not apply to people who buy and flip houses.
- The County needs more workforce/affordable housing.
- Residential development doesn't pay for itself. The County should have its own consultant review fiscal impact studies for residential development.
- More residential uses should be allowed, so first-time homebuyers can afford to buy in the County. (The gentleman, a resident of James City County, said he has been trying to buy a home for the past year and none are available in his price range.)
- Don't approve rezonings that contradict the Comprehensive Plan.
- Re-purpose derelict structures.
- The I-64 Lightfoot interchange should be rebuilt as a full cloverleaf. Trying to turn left onto Newman Road from the southbound off-ramp is unsafe.
- The County should provide more parks in residential areas that are accessible to all. Common open space and recreational facilities within subdivisions are only accessible to the people who live there.
- There need to be more opportunities for office/warehouse mix.
- Plan for better bike facilities to connect schools, parks, and retail commercial areas.
- Short-term rentals should be addressed in the Comprehensive Plan.
- Add a right-turn lane to Airport Road to allow better turning movements onto East Rochambeau Drive.



COMMENTS

Please use this form to give us your thoughts and suggestions regarding future land use and development in York County. Are there any changes you would like to see to the recommendations in the current Comprehensive Plan? Please be specific.

If anyone has been stuck by trains, slow moving cars and too much traffic @ the corners of Lightfoot Rd & Richmond Rd, this is just the beginning of how busy Upper York County will be - with addition of Keeton Station opening up & the Pottery wanting to build more houses! Where is the green space in all of this?

Contact Information (optional)

Name: _____

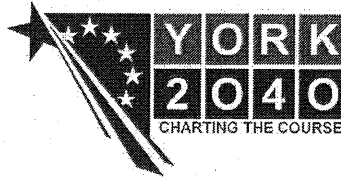
Address: _____

Email: _____

Please give your completed form to a staff member or send it to:

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PO Box 532
Yorktown VA 23690

You can also email your comments to planning@yorkcounty.gov. Thank you!



COMMENTS

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We do not want Multi-Family Residential homes in Grafton-Dare. We do not trust the Mixed Use Overlay located around the Middle/High School. This type of housing will overload the schools. This type of housing will weaken and dilute the exclusivity of the area and destroy the overall essence of the Grafton School districts and York County as a whole.

We fought long and hard to make it here. Don't give it all away and normalize the reputation of York schools with every other city on this peninsula.

York County is the greatest county in Hampton Roads. Let's keep it that way vs. the risk of great change.

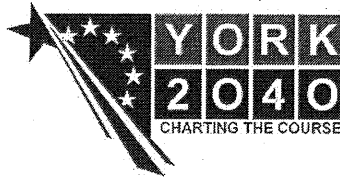
Contact Information (optional)

Name: Chris Blacett
Address: 112 E Wedgwood Dr
Yorktown, VA 23693
Email: chris.blacett@gmail.com

Please give your completed form to a staff member or send it to:

**York County Planning Division
PO Box 532
Yorktown VA 23690**

You can also email your comments to planning@yorkcounty.gov. Thank you!



COMMENTS

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This region has too much historical significance to do what can't be undone. Once developed, it's gone.

We are supposed to work in coordination with James City County to make sure that development in one doesn't adversely affect the other.

What is the reason the county seems to be so driven to develop? Do we need tax money that badly that we have to develop everything?

This format is very frustrating - There should have been a large group Q+A - I waited and waited and couldn't get questions in.

Thank you!

Contact Information (optional)

Name: _____

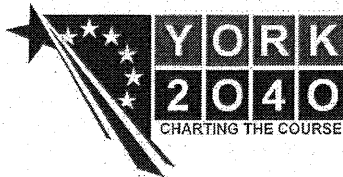
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The scale of future development is concerning. As a resident of the upper county, the proposed development in Skimino and Lightfoot anger me. Our roads are inadequate for handling the current population which lives in, and/or drives into, the Lightfoot & Skimino areas.

Additional development should be contingent upon, and denied until, expansion of roads and additional safety changes and reconfiguration of existing roadways. In addition, growth should be limited until plans have been developed with funding commitments for schools, emergency services, etc.

Contact Information (optional)

Name:

Nicholas Tabor

Address:

219 Chermell Ct.
Williamsburg, VA 23188

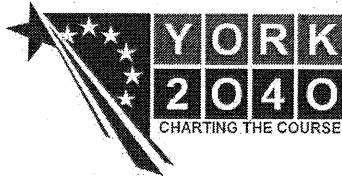
Email:

mr.nicholastabor@gmail.com

Please give your completed form to a staff member or send it to:

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COMMENTS

Please use this form to give us your thoughts and suggestions regarding future land use and development in York County. Are there any changes you would like to see to the recommendations in the current Comprehensive Plan? Please be specific.

QUESTIONS: Why does the Steering Committee not conform to the public opinions of County Residents?
EG: LESS Development, LESS TRAFFIC

Why does the Steering Committee lean more towards development of ALL VACANT land?

Why is there NO plan or what APPEARS to be NO plan for VACANT Buildings concerning Affordable Housing?

Why doesn't the Committee recommend REPEAL of laws and ordinances that FAVOR developers?

Like the Solar Farm idea!!

Contact Information (optional)

Name:

CURTIS GRIFFIN

Address:

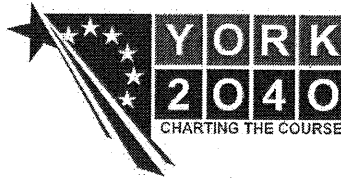
757-206-5678

Email:

Please give your completed form to a staff member or send it to:

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COMMENTS

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Please include a vision about how traffic and general use changes with development. ~~and~~ For example can Penniman handle the traffic from the residential developments to 143 and 199?

Bruton High school is an island surrounded by nature and proposed development. Why is it and other schools not located adjacent to residential areas?

Contact Information (optional)

Name: _____

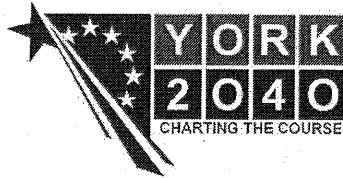
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COMMENTS

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- Roads especially Fenton Mill, Barlow and Skimino are not equipped to handle any more traffic. Roads are narrow w/ extremely deep ditches/curves.
- Overbuilding would strain septic and well systems.
- out of control apartment / townhome / cluster homes currently being built. - please slow / stop the overbuilding!
- Kelton station will put an extreme strain on the traffic flow in Lightfoot. Railroad tracks @ that intersection are dangerous. Future approval of a higher density housing development would be even more dangerous.
- the increased traffic along the Fenton Mill area has caused several dangerous situations involving EMS accidents. An emergency vehicle was forced into the ditch on Fenton Mill because the road cannot handle an EMS vehicle passing a regular car or SUV. This resulted in the EMS vehicle to be extricated and the road was closed a few hours.
- York County should commit to preserving the last remaining rural area in its possession.
- Lightfoot Rd (Rt 646) is not able to handle the proposed increase in traffic. * Empty storefronts are at an all time high!

Contact Information (optional)

Name:

Tracy & Bob Garcia

Address:

123 Fenton Mill Road

Williamsburg, VA 23188

Email:

mycatcrash@yahoo.com

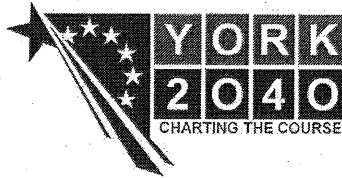
Please give your completed form to a staff member or send it to: over

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* Please be mindful of the possible challenges the pandemic is playing on currently built restaurants and businesses. Allowing out of control building of new structures should be a thing of the past.

- thank you for allowing citizen input regarding the future of York County.
- Please ensure current empty buildings are fully considered before allowing ANY future business development. Existing developers seem very reluctant to accept the challenge to take a chance on redesigning/repurposing current structures that are not serving the County well. York County should seek out developers with innovative and "green" options to utilize currently built structures.
- Developers should not be allowed to be on the steering committee. / Definite conflict of interest.



COMMENTS

Please use this form to give us your thoughts and suggestions regarding future land use and development in York County. Are there any changes you would like to see to the recommendations in the current Comprehensive Plan? Please be specific.

There are ample vacant business and retail structures ie, Bulifant commercial park & Home Depot/Big Lots S.C. that defy the need for more. Industrial structures are empty and/or idle across from the entrance ^{colony} to the parkway on Parkway.

Contact Information (optional)

Name: _____

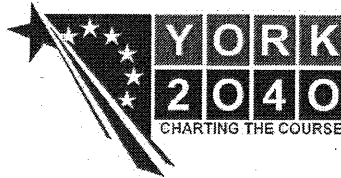
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COMMENTS

Please use this form to give us your thoughts and suggestions regarding future land use and development in York County. Are there any changes you would like to see to the recommendations in the current Comprehensive Plan? Please be specific.

I oppose more Multi-Family and Mixed-Use Overlays in the Grafton and Tabb areas. There are enough already, compared to the rest of York. "The area is pretty much built-out" was said in the last meeting. And I oppose any attempt to redirect or shift planned developments from Upper York to Lower York. That is unfair, and disproportional given the amount of undeveloped land. We shouldn't keep some parts rural by overpopulating other parts. However, I don't want significant ~~the~~ development anywhere in York. Because I don't want significant change in York, our community, and definitely not our schools. You play a major role in keeping this county special.

Contact Information (optional)

Name: Chris Blancett
Address: 112 E Wedgwood Dr
Yorktown 23693
Email: chris.blancett@gmail.com

Please give your completed form to a staff member or send it to:

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PO Box 532
Yorktown VA 23690**

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Cross, Tim

From: Bill & Barbara Byrd <byrdww1@widomaker.com>
Sent: Tuesday, August 31, 2021 10:49 AM
To: Cross, Tim
Subject: [EXTERNAL] Comprehensive Plan for York County

We are physically unable to attend Sept.1st meeting on Comprehensive Planning. Hopefully, you will consider our concerns on future land use in York County

We have been residents in this rural area for 27 years. We choose this area because of it's natural beauty and low density. Surrounding areas in Williamsburg & James City County have ballooned. There are many empty commercial buildings. We are fighting to keep our area quiet & peaceful. The quality of rural life is more important that money.

Proposals for rezoning keep coming.saying that this area is perfect for commercial business, cluster homes, town homes, and high-density housing. The financial impact on current residence for schools & roads will be overwhelming. The entire Williamsburg area has pockets of commerce that flourish and more that fail. York Co. contains the failing clusters of stores in the Williamsburg area. Look at the HUGE failure of The Marquis shopping center, and the shopping center on Mooretown Rd next to Home Depot.

Small county roads and can not handle an increase in traffic - a roads that VDOT itself says does not meet current standards. Imagine the increased risk of injury to bicyclists, runners & other vehicles.This rezoning should never be approved without VDOT traffic studies.

Schools are over crowded, Improvements are needed to meet the needs of our children (the future generation),

The amount of greed from the builders & politicians is appalling. Money becomes more important than citizens lives & their well being. Please consider us (the little people) when you consider this proposal.

I was born & lived in Southern California until our move in 1993. Look at the devastation caused by overbuilding & greed . It has destroyed the state.

Barbara J. Byrd

William W. Byrd

114 Deer Path Rd.

Williamsburg 23188

Cross, Tim

From: Donald Cole <davacoles@gmail.com>
Sent: Tuesday, August 31, 2021 5:08 PM
To: - Planning Division
Cc: Zaremba, Walter C.; Noll, Sheila S.; Green, Chad; Roane, Stephen; Shepperd, Thomas
Subject: [EXTERNAL] 2040 Comp Plan Input

Good afternoon,

I will be attending the Public Meeting tomorrow on the Comp Plan and wanted to submit specific recommendations of action and input ahead of time. These will require a mix of both including items in the Comp Plan and/or action by the Board of Supervisors. My comments primarily focus upon supporting the preservation of open space and the rural character of upper York County – the preferred land use by the citizens of the area.

Regards,

Don Cole

Recommendations and input to the Comp Plan:

1. Develop an Area Plan for the Skimino and Lightfoot portion of the County specifically. This area requires extra attention due to the increasing conflicting pressures in the area.
2. Establish a County Agricultural and Open Space Preservation Board whose primary goal is to protect resources through economically viable land uses. This board should provide key and substantial input into future comp plans, as well as provide recommendations to the Board across ongoing land use topics.
3. Proactively implement the Board of Supervisors capital improvements program for Greenways acquisitions and Conservation Easements acquisition. The BOS previously established this program as an acknowledgment of the importance of such areas to the future appearance of the County and the well-being and contentment of its citizens. There are zero dollars in the CIP for FY22 to FY27 – the importance of this program has been overlooked.
4. Implement a "Green Line" or "Primary Development Boundary" within the County that, by design, preserves the remaining agricultural and rural nature of the area. The Green Line should be included in the Comp Plan with supporting actions that implement its intent. The green line is a suburban/urban boundary to concentrate development in lower York County and protect the agricultural and open space remaining in the county and encourage very low density development. Examples of this use within the Commonwealth include Spotsylvania County and Virginia Beach.
5. Down Zone the last remaining large tracts of land in the upper county. There is precedent for this within the Commonwealth, with a relevant recent example in Stafford County.
6. Include in the comp plan and have the BOS affirmatively vote to restrict any further expansion of the Public Sewer Extension Agreement.
7. Perform a county-wide resilience plan that aligns with the States Coastal Master Plan, which addresses climate change and sea-level rise. Of special focus of the plan should be the

management of lands for reducing runoff and sequestering carbon – both land uses that are in line with the character of upper York County. Please note that the Virginia DOF already has a program in place that the County could tap for funding to preserve the forested land in upper York County in response to climate change.

8. Perform an economic impact study of open space and agricultural land that values these areas fairly – it appears that the County artificially discounts the impact of this space on the economic vibrancy of the County – both from a budgetary impact standpoint and from an overall economic impact.

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Cross, Tim

From: Howell, Richard [USA] <Howell_Richard@bah.com>
Sent: Wednesday, September 8, 2021 2:04 PM
To: Zaremba, Walter C.; Noll, Sheila S.; Green, Chad; Shepperd, Thomas; Roane, Stephen; - Planning Division
Cc: Cross, Tim; Morgan, Neil
Subject: [EXTERNAL] Comments For the Record - York County Comprehensive Plan Land Use Section Public Forum - 1 September 2021 - Bruton High School
Attachments: STR Page - JCC 2045 Comprehensive Plan - Land Use Section.pdf

Supervisors and Mr. King,

First, thank you all for holding this important public forum and for assuring the citizens have an opportunity to not only hear about the Land Use portion of the planning effort, but to have the opportunity to provide feedback and input for your consideration. It is, after all, a plan for the people of York County, so their input should be of critical importance. I especially appreciated Mr. King's open candor in answering questions and discussing a wide array of topics with me and others.

The following three comments are provided for your consideration as you move forward in developing the York County 2045 Comprehensive Plan Land Use Sections:

1. One of the most important purposes of the Comprehensive Plan is to provide a strategic vision and direction to address (get ahead of) rising trends in the County. The plan needs to guide the County's approach in dealing with these trends before they grow to the point where damage control is needed. The Land Use Section, as a key part of the Comprehensive Plan must define where these trends (so far as land use is concerned) are and are not appropriate for the County's planned way ahead. In that respect, I urge the Comprehensive Planning Committee and the Board of Supervisors to address the Short Term Rental market as a significant trend that must be considered and addressed to set a vision for them consistent with the County's broader Comprehensive goals. While the numbers are small, the rapid rise presents a statistically significant trend that shows no signs of slowing, but rather presents every indication of even greater growth. The Comprehensive Plan needs to set the vision, direction and guidance for this rapidly expanding trend.

a. This issue was addressed in the James City County 2045 Comprehensive Plan, Land Use Section (see attached which can be found at <https://jamestowncityva.gov/DocumentCenter/View/27997/10-Land-Use-PDF>). It is an example of how one county addressed the issue to assure consistency with their broader plan.

2. When laying the ground work for the County's plans for the future, it is important to start with a clear understanding of the realities. All sections of the Comprehensive Plan generally start with an explanation of the situation and describe the various aspects of the past and current data that will shape and help to guide thinking moving forward. One of the key statistics we have heard time and time again from the Planning Staff, Planning Commission and others, is that of the % of land use based on the "total area" despite the fact that 32% of that total is Federal Property, and another 25% is "conservation", none of which can be used by the County. Using these areas as part of the County's Total in our presentations skews our perspective. I recommend the planning staff, Commission and BOS consider addressing the percentages of Land Use from the perspective of the Total Usable Land. This will provide a more realistic and appropriate starting point for any viable thought toward establishing effective targets and vectors for the County's Land Use planning.

3. It is understood that the Comprehensive Plan is intended to give high level, broad stroke guidance in general terms, as it should. But, it has already clearly defined the land areas of primary consideration for growth. The Commission needs to take the next step and develop Area Development Plans (ADP) for each of those specific areas to bridge the gap between the high level Comprehensive Plan and the moves to execute projects. Effective ADPs for each of the defined

areas of planned growth provide a more granular specific focus for these critical target areas. At present there is an extremely large gap between the high level Comprehensive Plan and actual development. Having effective ADPs can help the Planning Commission and the BOS more effectively deal with the onslaught of developers pushing for re-zonings by giving them a more refined direction to strive toward. Development of ADPs should be prioritized for consideration with the most available land masses considered first. Those land masses are all in upper York and include Lightfoot/Skimino, Penniman (Egger) and Marquis/Cheatham Annex.

Richard C. Howell
757-207-0235

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Short-Term Rentals

The short-term rental of private residential property facilitated through companies such as Airbnb has emerged as an alternative to traditional short-term rentals such as hotels or timeshares. As of 2020, James City County does not have a specific definition for short-term rentals in the Zoning Ordinance, but historically has permitted “tourist homes” and “rental of rooms” within certain districts, either by-right or with a special use permit. In districts where an SUP is required for short-term rentals, conditions are stipulated that are intended to protect the residential nature of the surrounding area and ensure that updated Certificates of Occupancy are issued within a certain time period.

The Zoning Ordinance currently defines “tourist home” as a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients. Historically, the “tourist home” use has applied to traditional bed and breakfast-style businesses, where a proprietor rents out rooms for short-term stays, and provides services such as meals and basic housekeeping. The current ordinance allows up to five rooms to be rented within a tourist home, and the definition has been interpreted to allow the proprietor to live on- or off-site. “Rental of rooms” is not specifically defined in the Zoning Ordinance, but has typically applied to situations where a homeowner rents a specific number of rooms (usually to a maximum of three) on a short-term basis. Unlike tourist homes, “rental of rooms” does not allow the owner/proprietor to live off-site. The long term rental of a dwelling or room under a traditional lease does not fall under the short-term rental category.

Many, but not all, residential districts require a special use permit for either tourist homes or rental of rooms, which allows for a legislative review process and conditions to be stipulated which protect the character of the surrounding area. Certain commercial districts allow tourist homes by-right, but rental of rooms is not permitted at all. It is important to note that even if a tourist home or rental of rooms is permitted by-right in a particular location through the Zoning Ordinance, business licensure and an updated Certificate of Occupancy to ensure compliance with commercial fire and building codes would still be required.

Due to the unique impacts that can arise from transient residents in short-term rentals, the County should continue to carefully consider the impacts these uses can have on a community’s quality of life. The thriving rural character of James City County continues to offer a variety of agri-tourism opportunities, for which short-term rentals may provide a truly unique opportunity and experience; one that provides economic benefits to rural property owners but does not directly compete with more conventional tourism-based opportunities inside the PSA. If located within a residential context, short-term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short-term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use or Economic Opportunity;
- Be located on the edge or corner of an existing platted subdivision, rather than internal to it;
- Be located on a major road; and
- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental.

Cross, Tim

From: Ron Struble <struble6@gmail.com>
Sent: Friday, September 3, 2021 10:10 AM
To: Green, Chad; Cross, Tim; - Planning Division; Sheila Myers; Montee Jons
Cc: Zaremba, Walter C.; Noll, Sheila S.; Shepperd, Thomas; Roane, Stephen; Morgan, Neil; Bellamy, Mark; Doug Holroyd; Whittaker, Gail
Subject: [EXTERNAL] CYCF - York County 2040 Comprehensive Land Use Plan

Michael, Chad, Montee, Sheila (Myers), Tim – I want to personally thank you all for agreeing to and then hosting the Comprehensive Plan Steering Committee, land use public input session Wednesday night at Bruton High School. I'm told by Mr. Anderson the resident count was 55 persons, which is a far cry from the one person who appeared at Bruton High School during the last session on this topic in 2018. Considering COVID, a tornado watch/strong storms in the area from Ida, busy personal lives and the summer doldrums, I think that was an exceptional turnout. We would like to formally submit input/feedback on behalf of the Conserve York County Foundation Board of Directors. I would respectfully ask you consider sharing our input with the entire Committee.

Overview:

We believe consistent and informed land-use decisions, guided by the Comprehensive Plan are critical to the quality of life and economic vitality of York County. We are all pursuing but have yet to achieve a clear “vision” for land use in the County, which is evident by decades of routine rezonings and islands of counterintuitive zoning parcels throughout the County. We want to be partners in shaping that comprehensive vision for our current and future residents and businesses. The lack of a clear vision can be seen in the piecemeal approach for land parcels that clearly appear out of place throughout the County. These “islands” of incongruency have developed over many years, but today, we have the unique opportunity to craft a more cohesive vision for what remains and what can be rehabilitated. We believe this newfound public engagement, frankly achieved in part through significant time and fiscal expense from York County’s own concerned residents during the Fenton Mill engagement, provides a unique opportunity for a true land-use partnership between the Staff, Board of Supervisors and tax-paying residents. On that note, the CYCF Board of Directors has authorized the expenditure of funds and will hire a respected land-use consultant to conduct an independent review of the current land use chapter and provide written input with the task of providing us with a more cohesive vision. We expect those results by the end of September or early October and hope the Staff will consider that document in addition to the input below.

Key CYCF tenets as it relates to land-use in York County are:

- Our elected and administrative leaders must commit to sincere and robust advocacy for conservation efforts to both protect resident’s quality of life and against sea-level rise.
- Land developers should know that the consistent County message is that “developers need to acquire property and build to existing zoning”.

- Priority for large-parcel raw land development should be focused on enduring economic opportunities, vice the “short-term high” of residential development, which ultimately penalizes the taxpayer through higher taxes.
- There should be a more robust effort to rehabilitate or repurpose existing properties.

Specific Input for Land Use for the 2040 Comprehensive Plan:

- The land-use plan should discourage residential development beyond existing zoning and remove mixed-use overlays. Excessive residential development negatively impacts schools, traffic, taxes, and quality of life for residents and removes the opportunity for more enduring future commercial/industrial opportunities that may not be evident today.
- We strongly urge a specific Area Plan (or vision) for the Skimino and Lightfoot portion of the County to be developed before any new rezoning requests are considered. This area contains most of the remaining sizable open tracts of land and resident sentiment to protect this area is palpable. Strong reference should be cited in the 2040 Comp Plan Land Use chapter, that development beyond existing zoning should be slowed or halted in this area until an Area Plan is in place. The County and Board of Supervisors should consider a moratorium on rezoning applications in this area until an Area plan is in place.
- Mixed-use overlays in the plan should be removed. These overlays have been inserted often at the behest of large landowners and developers and are used as a way of skirting existing zoning or justifying a rezoning request and bypassing resident intent. There are more failures of this concept, vice successes in York County as the residential elements are quickly built, but the commercial elements rarely emerge. Mixed-use concepts should remain in zoning code, but the overlays of potential areas should be removed unless the community agrees those locations are desired for mixed-use development.
- The plan needs more aggressively advocate for land conservation. Incentives, such as partnering with the Historic Virginia Land Conservancy and tax breaks for conserving land for resident quality of life and protecting our environment should be pursued.
- Priority on land development should focus on rehabilitating older properties, vs. residential development on existing raw land. This requires programs to support this objective. For example, the County should consider a program of encouraging prospective home buyers and existing residents to rehabilitate older existing homes through tax incentives. This can be accomplished by delaying increases in updated tax assessments for 2-5 years in order to encourage rehabilitation.
- Short-term rentals, and their potential to negatively impact the quality of life and economic vitality of the hospitality industry must be addressed as an element of land-use. The status-quo, case by case approach is neither visionary nor sustainable in the longer term and only hobbles our hospitality industry.
- York County should establish a county Agricultural and Open Space Preservation Board. This Board’s goal is to protect resources through economically viable land uses.

- Sincere emphasis is needed to implement the capital improvements program for Greenways acquisitions and Conservation Easements acquisition. The Board of Supervisors established of this program as an acknowledgment of the importance of such areas to the “future appearance of the County and the well-being and contentment of its citizens”. There are no dollars however set aside for this important program.
- York County needs to implement a Green Line or “Primary Development Boundary”. This concept preserves the remaining agricultural and rural nature of the area. The green line is a suburban/urban boundary to concentrate development. Examples of this use within the Commonwealth include Spotsylvania County and Virginia Beach.
- York County should restrict further expansion of the Public Sewer Extension Agreement. This will restrict development to that which is in line with the character of upper York County. These Sewer Extension Agreements supercharge residential development.
- York County should perform a county-wide resilience plan that aligns with the States Coastal Master Plan, which addresses climate change and sea-level rise. Of special focus of the plan should be the management of lands for reducing runoff and capturing carbon – both land uses aligned with the character conservation of undeveloped land. The Virginia Department of Forestry already has a program in place that the County could tap for funding to preserve the forested land.
- Reinvigorate partnerships with neighboring jurisdictions to more effectively coordinate on land-use issues. Decisions by one jurisdiction affect others, especially in regards to traffic, commercial development opportunities and overall quality of life. It’s clear based on recent James City County Board of Supervisors sessions that coordination has waned between JCC and York County on issues involving the Lightfoot area.

Submitted on behalf of and with the approval of the Conserve York County Foundation Board of Directors.

Ronald R. Struble, President
www.conserveyorkcounty.org

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Facts about Housing Economics and Your Community

Land use policies that restrict the supply of housing have a devastating effect on the affordability of housing and the local economy.

NAHB's latest estimates show that, nationally, 75.1 million households (roughly 60% of all U.S. households) are already unable to afford the median-priced (\$346,577) new home. In 2021 in our metro area, the average home price is \$281,517. For every \$1,000 increase in price, 1,269 households are priced out of buying a home.

The Harvard Joint Center for Housing Studies just released its 2021 National Housing Report, which confirms that "The housing market lacks supply, and residential construction has been challenged by a number of issues such as regulatory burdens, building material availability, land/lot access, and a skilled labor shortage." This will continue to price people out of the market, particularly people of color.

Regulations imposed by all levels of government account for, on average, 23.8% of the cost of a new single-family home, according to a new study by NAHB.

Residential home building has a very positive impact can have on the county's economy. Probably the most obvious impact of new construction are the jobs generated for construction workers. It is estimated that 2.9 full time jobs are created by each house being built. But, more broadly, jobs are also generated in the industries that produce lumber, concrete, lighting fixtures, heating equipment, and other products that go into a home or remodeling project. Other jobs are generated in the process of transporting, storing and selling these products. Still others are generated for professionals such as architects, engineers, real estate agents, lawyers, and accountants who provide services to home builders, home buyers, and remodelers.

There are also ongoing, annual local impacts that result from the new homes becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. In 2015, the National Association of Home Builders estimated one-year impacts of building 100 single-family homes in a typical local area include:

\$28.7 million in local income,

\$3.6 million in taxes and other revenue for local governments, and

394 local jobs.

These are local impacts, representing income and jobs for residents of an average metropolitan area or nonmetropolitan county, and other sources of revenue, including permit fees) for all local jurisdictions within the local area. They are also one-year impacts that include both the direct and indirect impact of the construction activity itself, and the impact of local residents who earn money from the construction activity spending part of it within the local area.

The additional, annually recurring impacts of building 100 single-family homes in a typical local area include:

\$4.1 million in local income,

\$1.0 million in taxes and other revenue for local governments, and

69 local jobs.

These are ongoing, annual local impacts that result from the new homes becoming occupied, and the occupants paying taxes and otherwise participating in the local economy year after year. The ongoing impacts also include the effect of increased property taxes, based on the difference between the value of raw land and the value of a completed housing unit on a finished lot, assuming that raw land would be taxed at the same rate as the completed housing unit.

York County – is mostly developed. The remaining underdeveloped land is a very precious commodity, and its appropriate land use will have significant impact for the future of York County and its position of leadership among all the communities on the peninsula as well as Hampton Roads.

The goal of a comprehensive plan is to provide a road map for the future planning to best meet the needs of all the current residents, their children, and future residents.

Important points for consideration:

1. York County is a very special place and good planning for future development is essential.
2. Providing housing opportunities that meet the desires and the needs for millennials, senior citizens as well as all others is extremely important.
3. In the past large residential lots were the prevailing component in residential development. That concept is no longer the desired choice for home buyers. There is much more interest in the lifestyle communities offered with amenities and less yard maintenance.
4. Current studies indicate millennials desire lifestyle communities that have smaller lots.

The remaining undeveloped property in the county presents many challenges with environmental issues, steep slopes, low elevations, and utility availability that will further limit the amount of usable property.

Over 50% of all land in York County is owned by Federal and State government

Low density zoning is not in the best interest of York County future needs.

Senior housing can be a source of economic development and assists localities in retaining some of their extremely valuable citizens.

Walkable communities are very desirable.

Regional stormwater retentions ponds should be considered.

York County leaders' participation with neighboring leaders on the peninsula should promote responsible and positive policies for the betterment of not only the county but the entire peninsula. Such as:

1. Road Systems
2. Inter-connected bike trails
3. Airport
4. Job creation
5. Tourism
6. Economic development
7. Expansion of broad band service

No growth leads to economic stagnation.

Current housing trends show strong desire for walkable and connectivity in communities.

Upper York County contains much of the undeveloped property in the county.

Upper County is no longer rural with:

1. Road systems
2. Jobs
3. Retail
4. Medical – Hospital
5. Recreation opportunities
6. Quality schools
7. Lightfoot property provides incredible opportunities for the county

Quality development designed to meet the housing needs of homebuyers is very important to corporate leaders when analyzing communities in which to build new or relocate existing businesses.

Economic development is essential to maintain and improve the standard of living for residents in all communities.

Many seniors are unable to maintain large lots and require housing opportunities offering desirable lifestyle with smaller lots.

Affordable housing is necessary to provide housing opportunities for young people, schoolteachers, fire fighters, policeman, etc.

HOUSING COSTS HAVE INCREASED SIGNIFICANTLY, PRICING MANY FIRST-TIME BUYERS OUT OF THE MARKET

THERE IS A NATIONWIDE HOUSING SHORTAGE OF 4 MILLION UNITS

THE LARGEST FACTOR IS LACK OF SUPPLY DRIVEN BY RESTRICTIVE LAND USE POLICIES

THIS SHORTAGE DRIVES POTENTIAL BUYERS INTO APARTMENT RENTALS, THE COST OF WHICH ARE ALSO INCREASING SIGNIFICANTLY

WHERE WILL THESE PEOPLE LIVE?

YORK COUNTY HAS ESSENTIALLY NO HOUSING VACANCIES.

THE AVERAGE TIME ON MARKET FOR EXISTING HOMES IN YORK COUNTY HAS FALLEN TO HISTORIC LOWS AND AVERAGE SALES PRICES HAVE INCREASED SIGNIFICANTLY IN THE PAST SEVERAL YEARS, WITH BIDDING WARS BECOMING COMMON.

THERE ARE A FEW NEW HOUSING DEVELOPMENTS IN THE PIPELINE THAT WILL HELP SATISFY DEMAND FOR THE NEXT FEW YEARS:

- ARBORDALE (almost built out)
- MARQUIS HILL (almost built out)
- WALLER MILL HEIGHTS
- FENTON MILL (at reduced density)

THESE DEVELOPMENTS REPRESENT LESS THAN 10 YEARS' SUPPLY

THERE ARE SCARCELY ANY UNDEVELOPED, RESIDENTIALLY ZONED TRACTS LEFT IN THE COUNTY, NONE OF WHICH ARE FOR SALE

- MISC SMALL PARCELS IN THE LIGHTFOOT AREA
- McDONALD TRACT IN GRAFTON
- GEORGE L. SMITH FARM IN TABB

THE LARGEST UNDEVELOPED TRACTS IN THE COUNTY ARE THE CURRENT AND FORMER POTTERY HOLDINGS ON LIGHTFOOT ROAD

THESE TRACTS ARE ZONED ECONOMIC OPPORTUNITY, WHICH REQUIRES A REZONING TO ALLOW RESIDENTIAL USE

CITIZEN OPPOSITION HAS ALREADY COALESCED AGAINST ANY RESIDENTIAL USE OF THIS PROPERTY

THE ALTERNATIVE IS FOR YORK COUNTY TO CEASE ALL NEW RESIDENTIAL DEVELOPMENT BEYOND THAT WHICH IS CURRENTLY IN PROCESS AND A FEW SCATTERED SITES.

THE INEVITABLE RESULT IS EVER HIGHER PRICES FOR HOUSING IN YORK COUNTY

- THE OPPOSITION PERCEIVES THIS AS A BENEFIT AS THEY SEE THEIR PROPERTY VALUES BEING RAISED ACCORDINGLY

WHO SUFFERS ARE:

- YOUNG, FIRST-TIME HOME BUYERS WHO ARE NOW PRICED OUT OF THE MARKET AND MUST LIVE ELSEWHERE, EVEN THOUGH THE COUNTY PURPORTS TO WANT TO KEEP THEM
- OLDER RESIDENTS ON FIXED INCOMES WHO WILL SEE THEIR ASSESSMENTS AND TAXES RISE ACCORDINGLY
- EMPLOYERS, WHOSE EMPLOYEES WILL NOT BE ABLE TO AFFORD TO LIVE IN THE COUNTY
- THE COUNTY AS IT LOSES DIVERSITY AND SENSE OF SHARED COMMUNITY

Cross, Tim

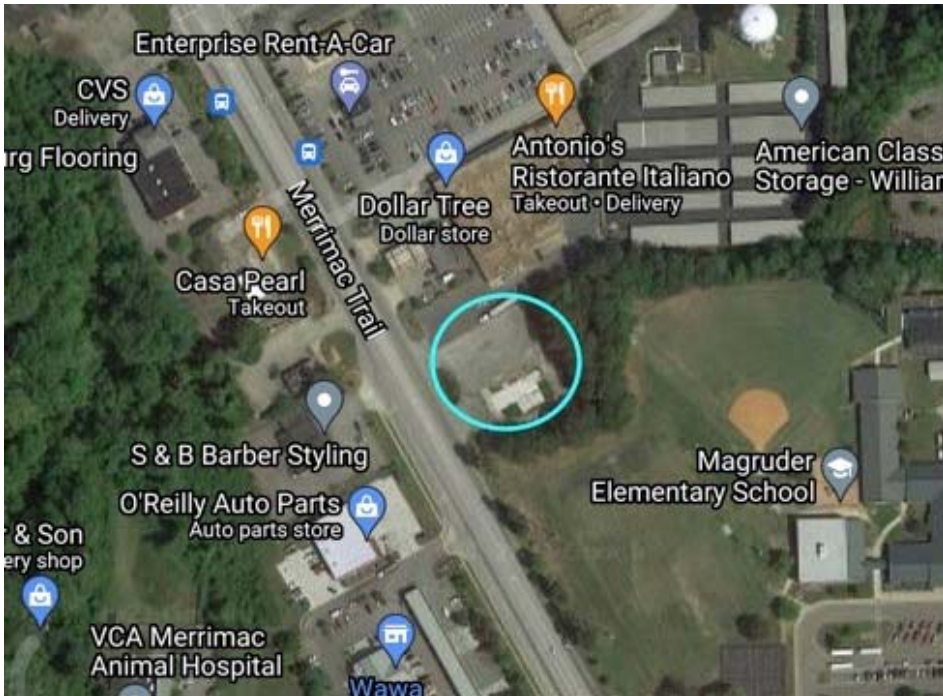
From: Anne Condon <amcondon@gmail.com>
Sent: Tuesday, September 14, 2021 8:27 PM
To: - Planning Division
Subject: [EXTERNAL] Comprehensive Plan Review meeting 9/15

Hello,

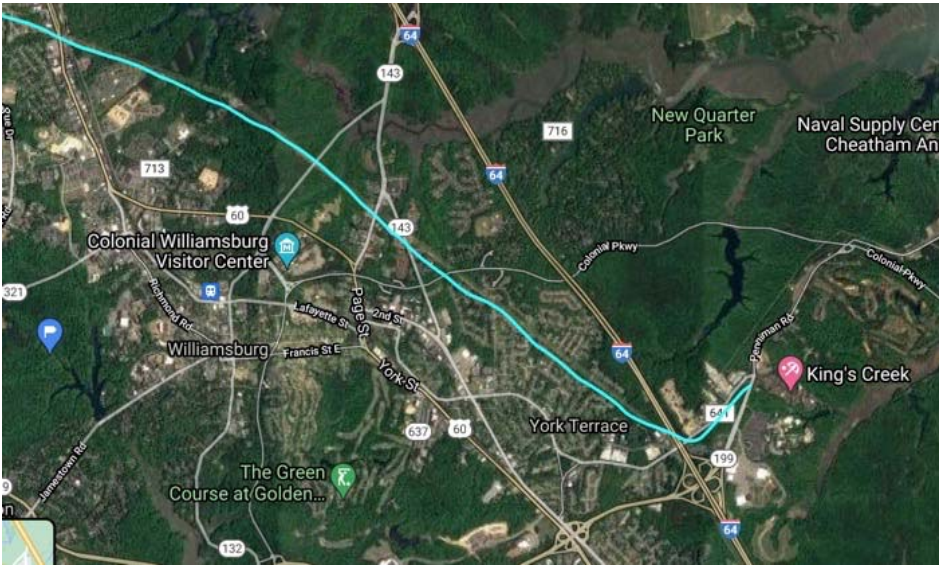
Will this meeting be live-streamed? (the 9/15 meeting at Tabb Library). I hoped to go in person but will be unable to - who should I contact about comments/ideas?

I live in the Williamsburg part of York County and would love to see an effort to make that area (Edge district/Penniman Road) more walkable and bikeable and with more greenspaces. Also would be nice to see an investment in repairing/improving older shopping centers rather than any new build.

For example, there is a vacant lot near the school and a gas station that could be a small green space for farmers market or craft/makers markets.



I was also wondering if anyone has thought about creating a bike trail on the old railroad remnants off Penniman and then following the powerline right of way? It could go from the end of Penniman (at Kings Creek), starting with the old rail bed along Penniman for a while, and then follow the right of way under the powerline - could go until to Little Creek Reservoir. Or doesn't even have to go that far, but it would be great to have a safe biking trail that people could use easily from this side of town, and also it would cross multiple streets and help commuters.



In general I would like to see a thoughtful approach to development in the area - leaving open spaces and rural areas intact and available in parts of York County on the Williamsburg side and fewer big chain shopping centers. The rural areas are valued and part of what makes the county unique.

Thanks, Anne

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COMPREHENSIVE PLAN LAND USE PUBLIC INPUT FORUM ATTENDEES

Wednesday, September 1, 2021 – Bruton High School

Ginger Barr 104 Nina Circle Williamsburg VA	Pamela Beaver 223 Old Taylor Road Williamsburg VA	Chris Blancett 112 East Wedgwood Dr. Yorktown VA	Francis Bonadonna 150 West Queens Drive Williamsburg VA
Lawrence Cardman 284 East Queens Drive Williamsburg VA	Don Cole 304 Back Forty Loop Williamsburg VA	J. Coleman 201 Londonderry Lane Williamsburg VA	Larry Cooke 4005 Powhatan Secondary Williamsburg VA (JCC)
Claudia Cotton 2119 Smith Avenue Chesapeake VA	James D'Amico 116 Cherwell Court Williamsburg VA	Rene & Dana deJager 108 Horseshoe Drive Williamsburg VA	Bryan & Emily Edmonds 180 Dennis Drive Williamsburg VA
John & Lourdes Farley 143 Little John Road Williamsburg VA	Tracy Garcia 123 Fenton Mill Road Williamsburg VA	David Gatewood 275 Barlow Road Williamsburg VA	Curtis Griffin 110 Indiana Lane Williamsburg VA
Terry Hite 125 Fenton Mill Road Williamsburg VA	Douglas & Jill Holroyd 103 Marina Point Williamsburg VA	Rich & Dianne Howell 104 Horseshoe Drive Williamsburg VA	Jillian Jones 105 Hubbard Lane Williamsburg VA
Mark & Shirley Jones 117 Skimino Road Williamsburg VA	Steven Kennedy 104 Penn Drive Williamsburg VA	Laura Lawrence 116 Shady Bluff Point Williamsburg VA	Kathy Lykins 119 Deer Path Road Williamsburg VA
Molly Nicholson 180 Barlow Road Williamsburg VA	Charles & Robin Pardee 217 Cherwell Court Williamsburg VA	Andy & Jean Petkofsky 238 Kingsgate Road Williamsburg VA	Andrew Plenika-Bateman 118 Chapel Hill Lane Williamsburg VA
Lou Ann & Neal Powell 113 Deer Path Drive Williamsburg VA	Stephen Romeo 115 Tides Run Yorktown VA	Ron & Michelle Smith 272 Barlow Road Williamsburg VA	Melanie Soble 259 Nottingham Road Williamsburg VA
Jacob Spivey 105 Hubbard Lane Williamsburg VA	Ron & Marie Struble 205 Shady Bluff Point Williamsburg VA	Nicholas Tabor 219 Cherwell Court Williamsburg VA	Barrett Terrell 122 Indigo Dam Road Williamsburg VA (JCC)
Richard Toth 241 East Queens Drive Williamsburg VA	Darci Tucker & T. Yemm 218 Skimino Road Williamsburg VA	Bernadette Walker 201 Londonderry Lane Williamsburg VA	Andrea Wilson 126 Fenton Mill Road Williamsburg VA
Alan & Wendy Wubbels 104 Forest Lane Williamsburg VA	Unknown (Name and address illegible)		

Wednesday, September 15, 2021 – Tabb Library

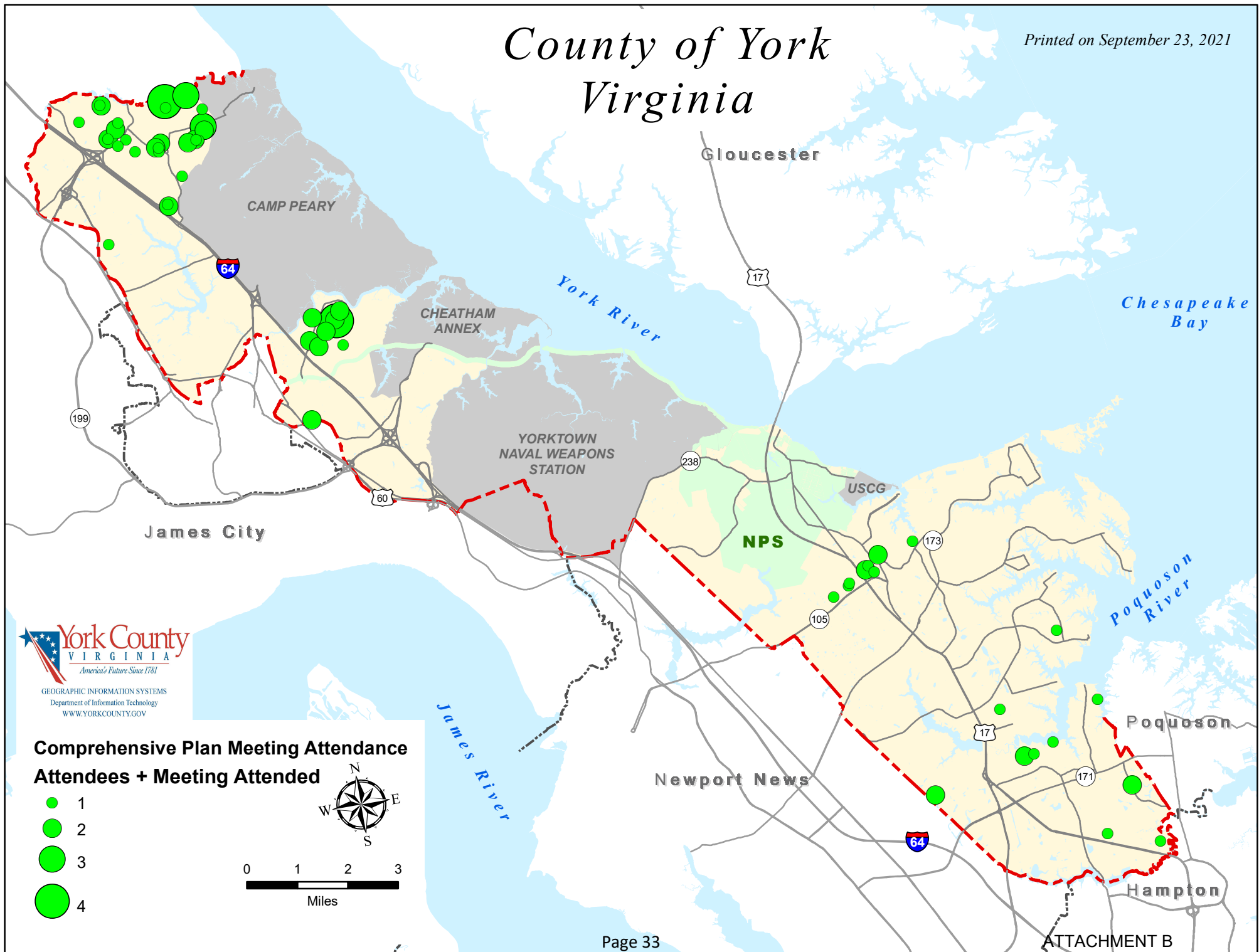
Kirk Allen 103 Ada Drive Yorktown VA	Ed Ashley 110 Allen Harris Drive Yorktown VA	Bill Athayde 101 Rachel Lane Yorktown VA	Chris Blancett 112 East Wedgwood Dr. Yorktown VA
Francis Bonadonna 150 West Queens Drive Williamsburg VA	Ken Bristow 115 Deer Path Williamsburg VA	Dan & Colleen Brownlee 406 Fleming Way Yorktown VA	Pieter Buning 107 Mason Court Yorktown VA
Tom Chamberlain 270 Barlow Road Williamsburg VA	Darcella Christopher 1208 Carys Chapel Road Yorktown VA	Ricky Compton 110 Larkin Run Yorktown VA	Claudia Cotton 2119 Smith Ave. Chesapeake VA
Greg Garrett 11864 Canon Blvd Suite 103 Newport News VA	John Gentile 403 Arcadia Loop Yorktown VA	John & Cynthia Hermann 117 Wilson Drive Williamsburg VA	John Honchul 400 Arcadia Loop Yorktown VA
Robert Holloway 301 Ryans Way Yorktown VA	Rich & Dianne Howell 104 Horseshoe Drive Williamsburg VA	Jeff & Michelle Kelley PO Box 1389 Yorktown VA	Craig Read 106 Ocean Breeze Drive Yorktown VA

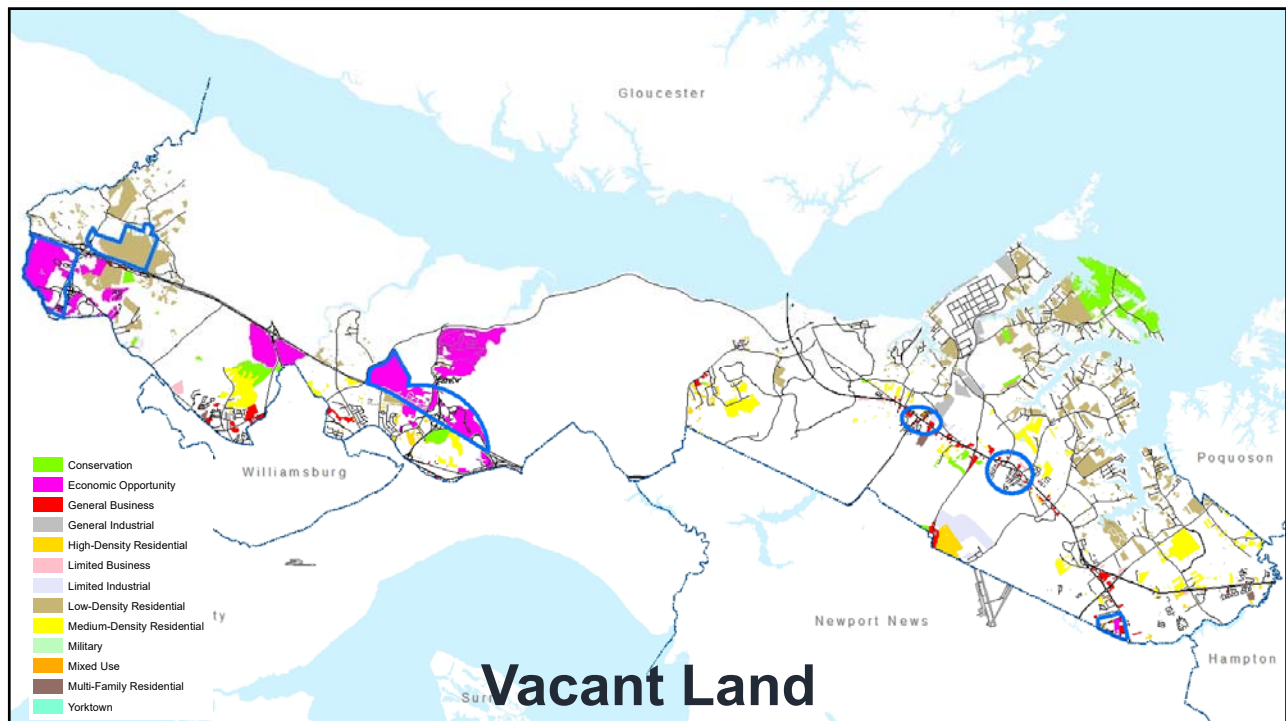
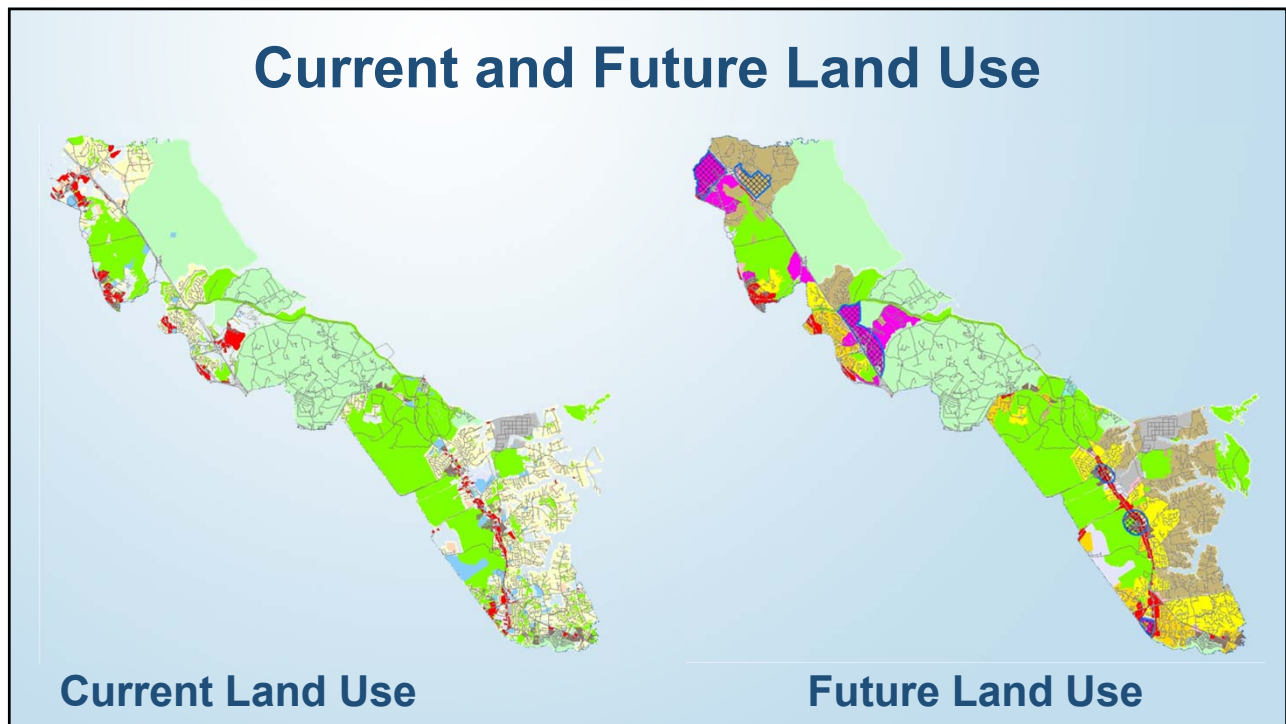
COMPREHENSIVE PLAN LAND USE PUBLIC INPUT FORUM ATTENDEES

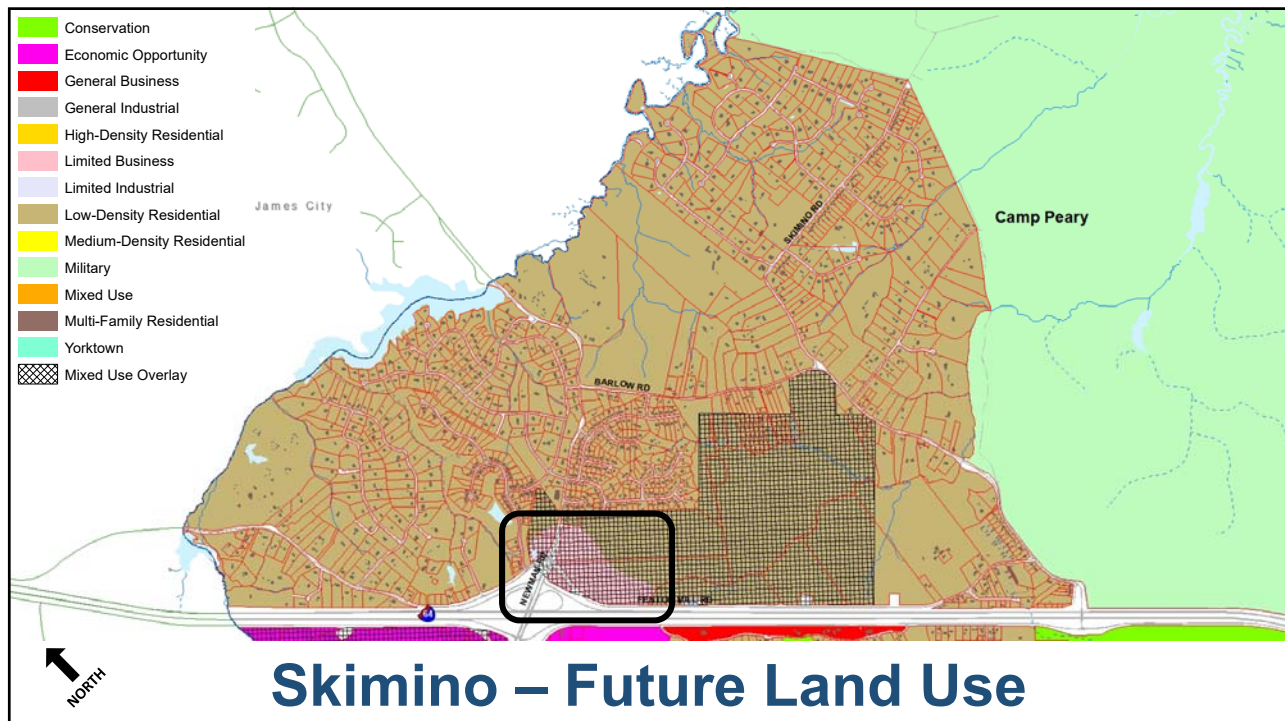
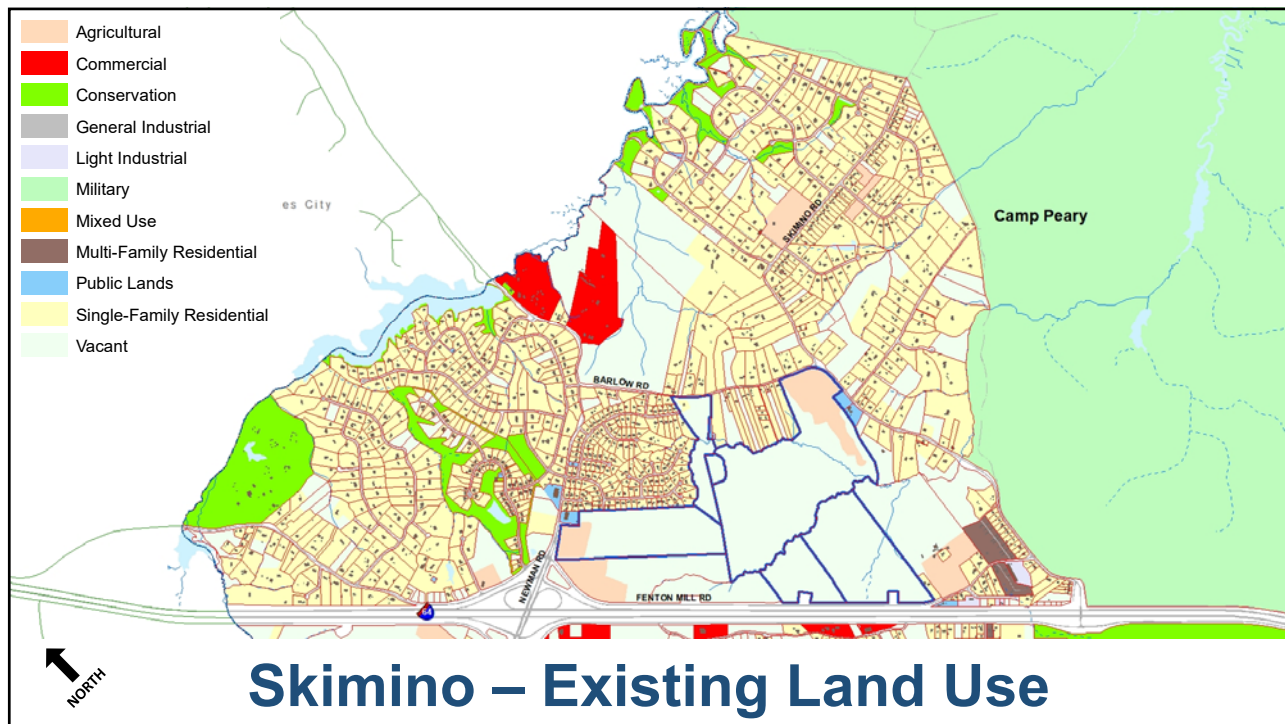
Steven Romeo 115 Tides Run Yorktown VA	Natalie Shepard 212 Oak Lane Yorktown VA	J. P. Smith 101 Loon Court Yorktown VA	Ron & Marie Struble 205 Shady Bluff Point Williamsburg VA
Richard Toth 241 East Queens Drive Williamsburg VA	Darci Tucker 218 Skimino Road Williamsburg VA	Keith Turner 112 Branch Lane Yorktown VA	Julie Williams-Byrd 120 Ponsonby Drive Yorktown VA

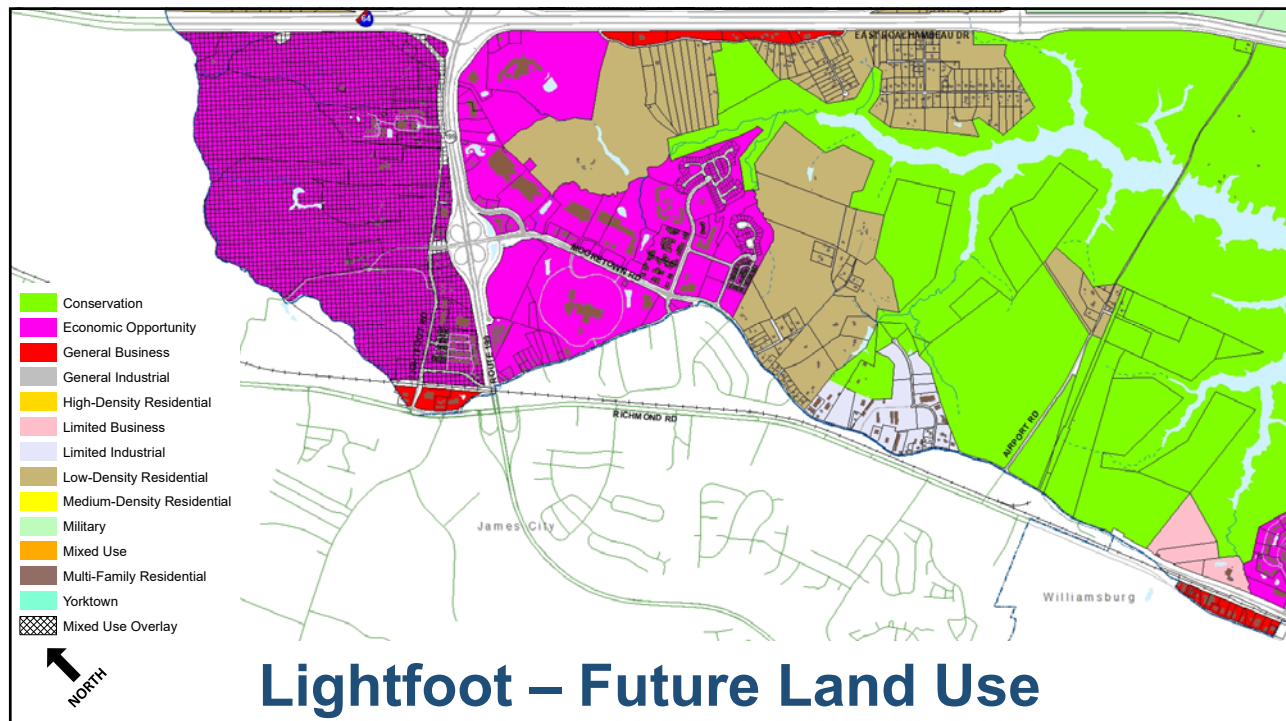
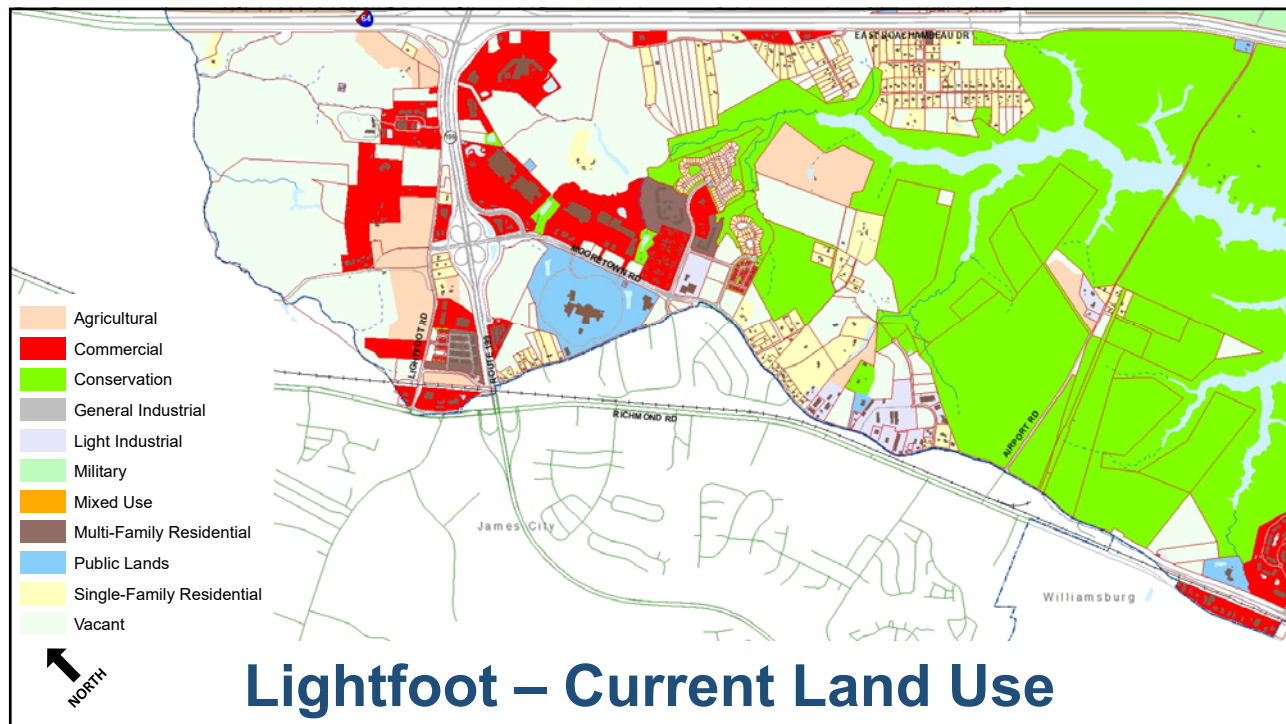
County of York Virginia

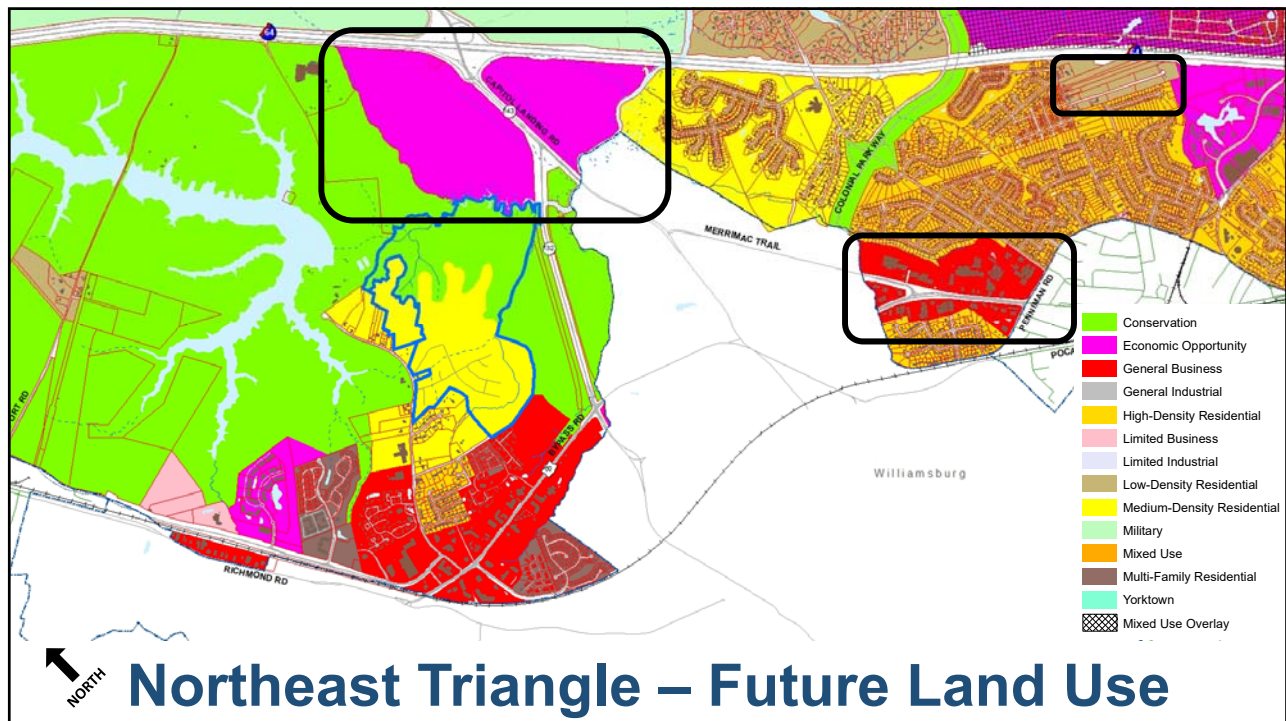
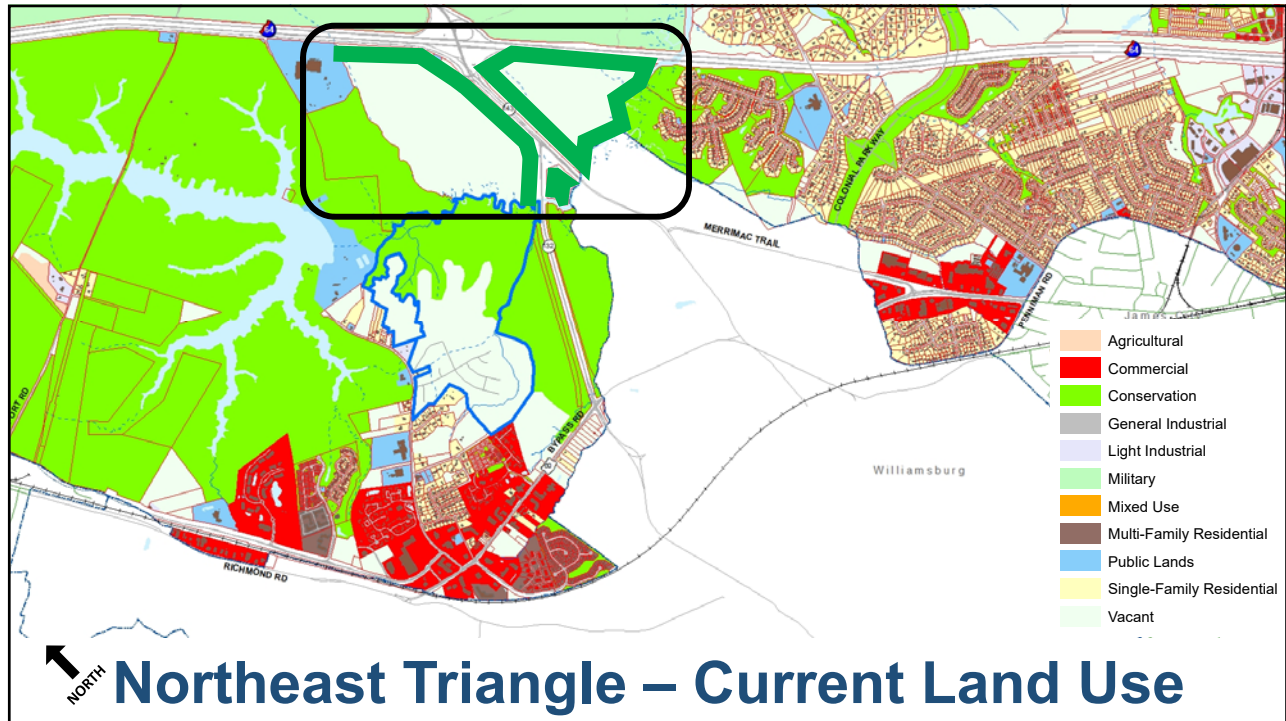
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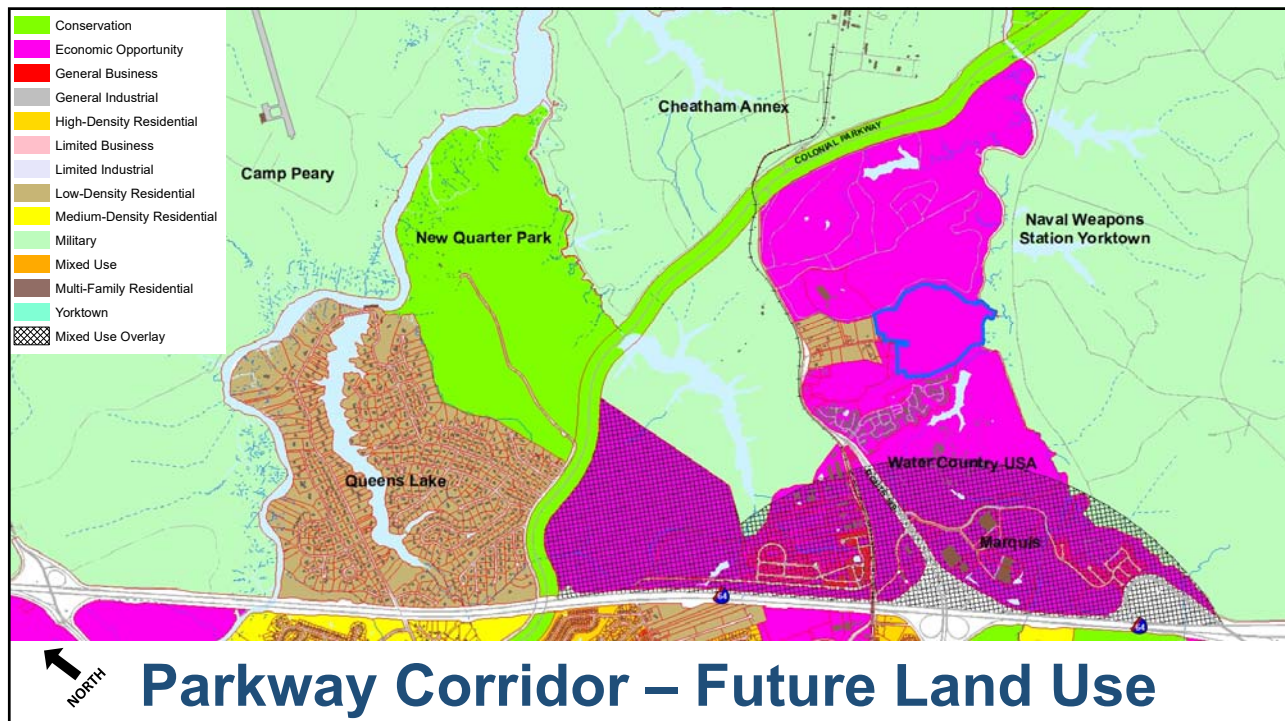
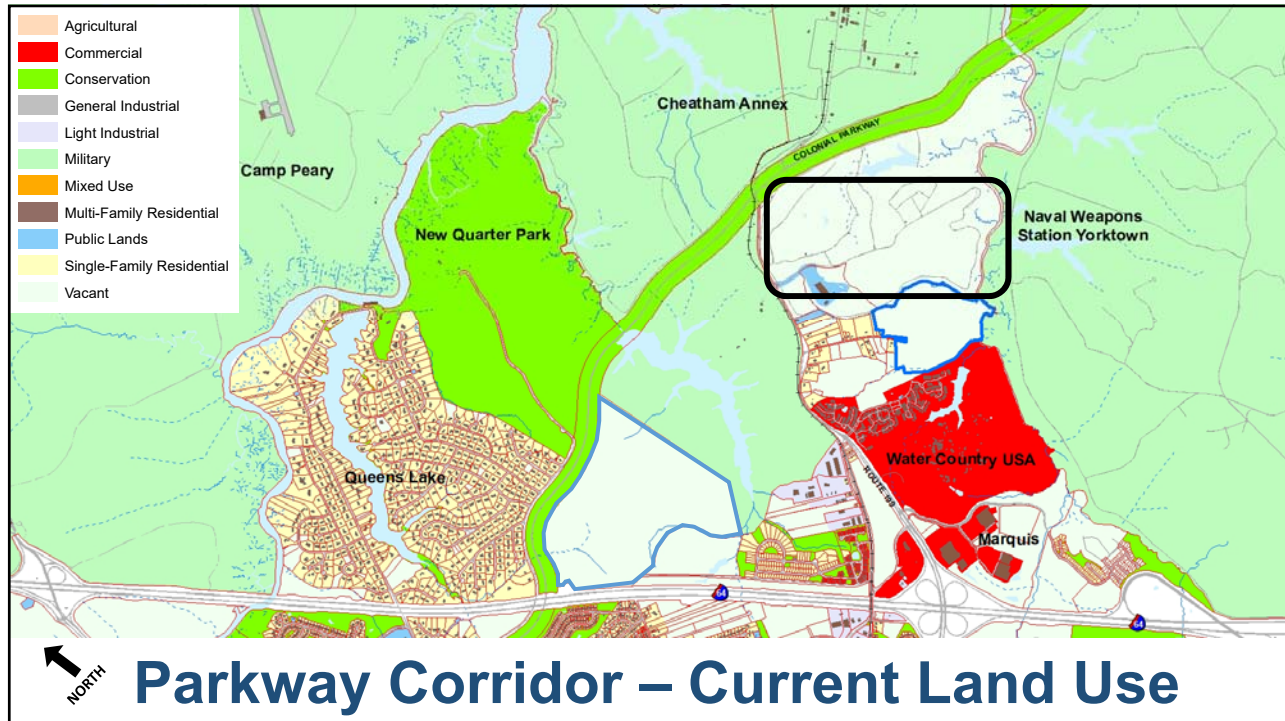


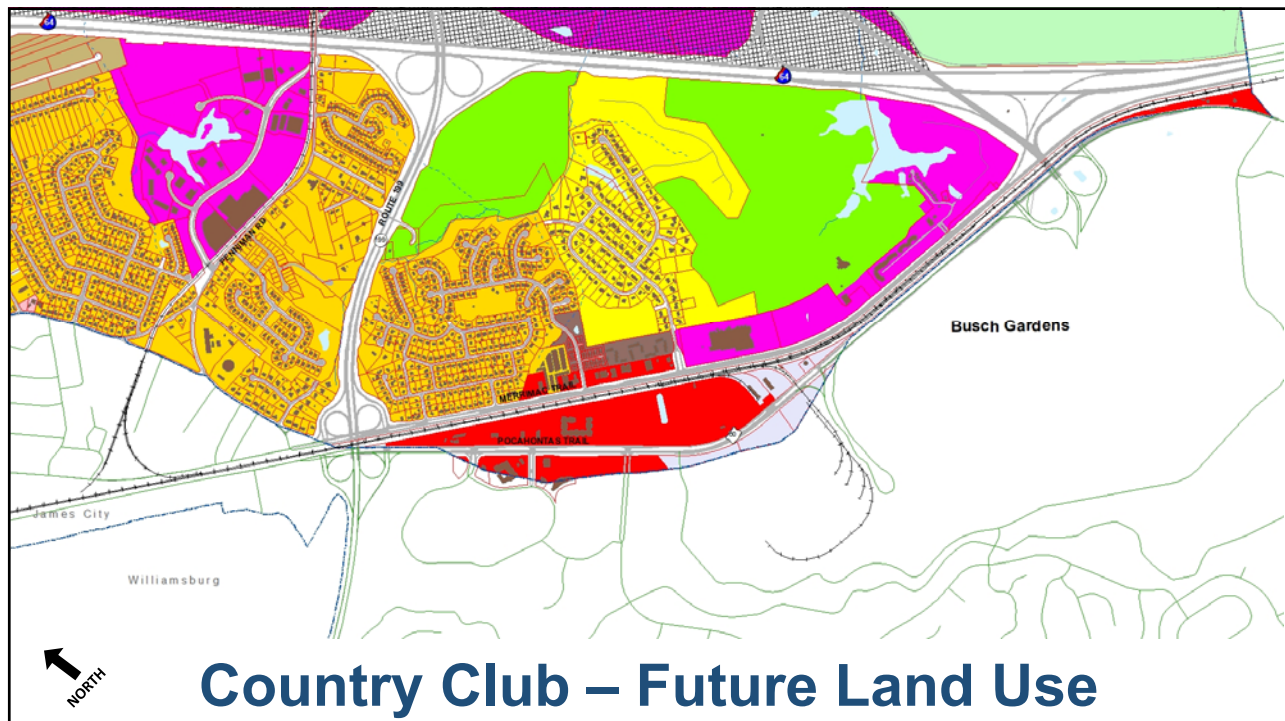
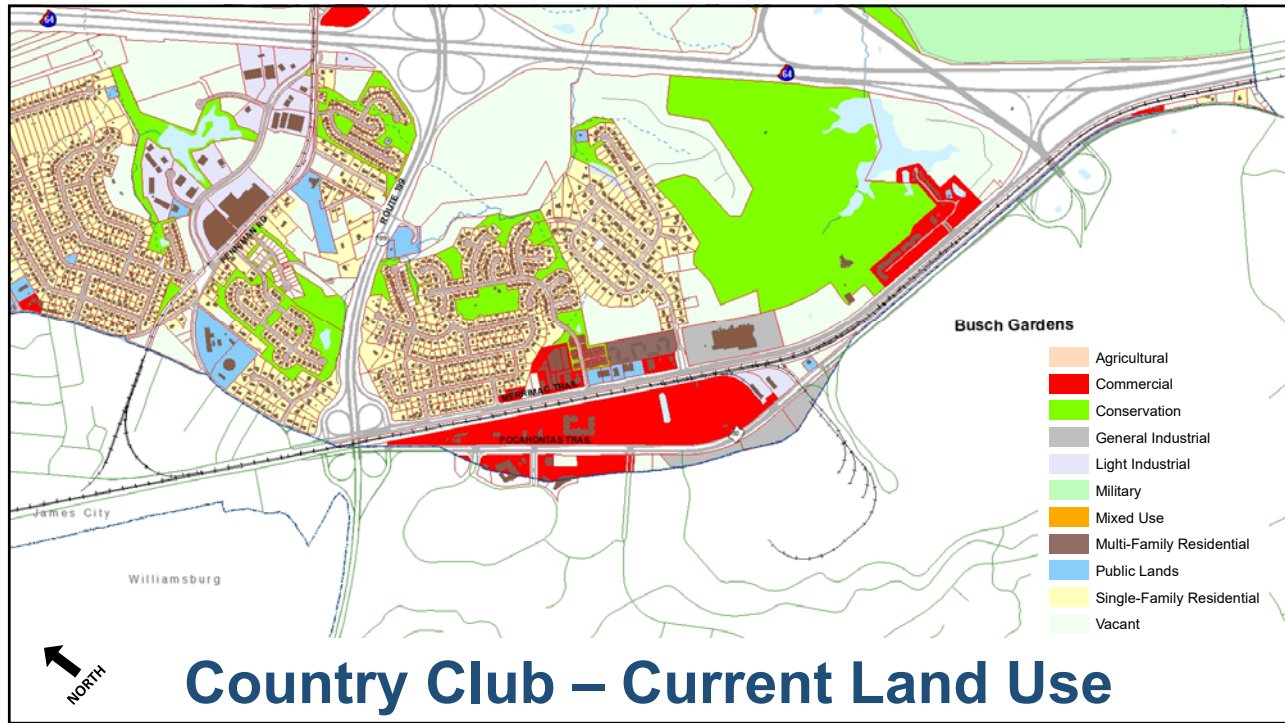


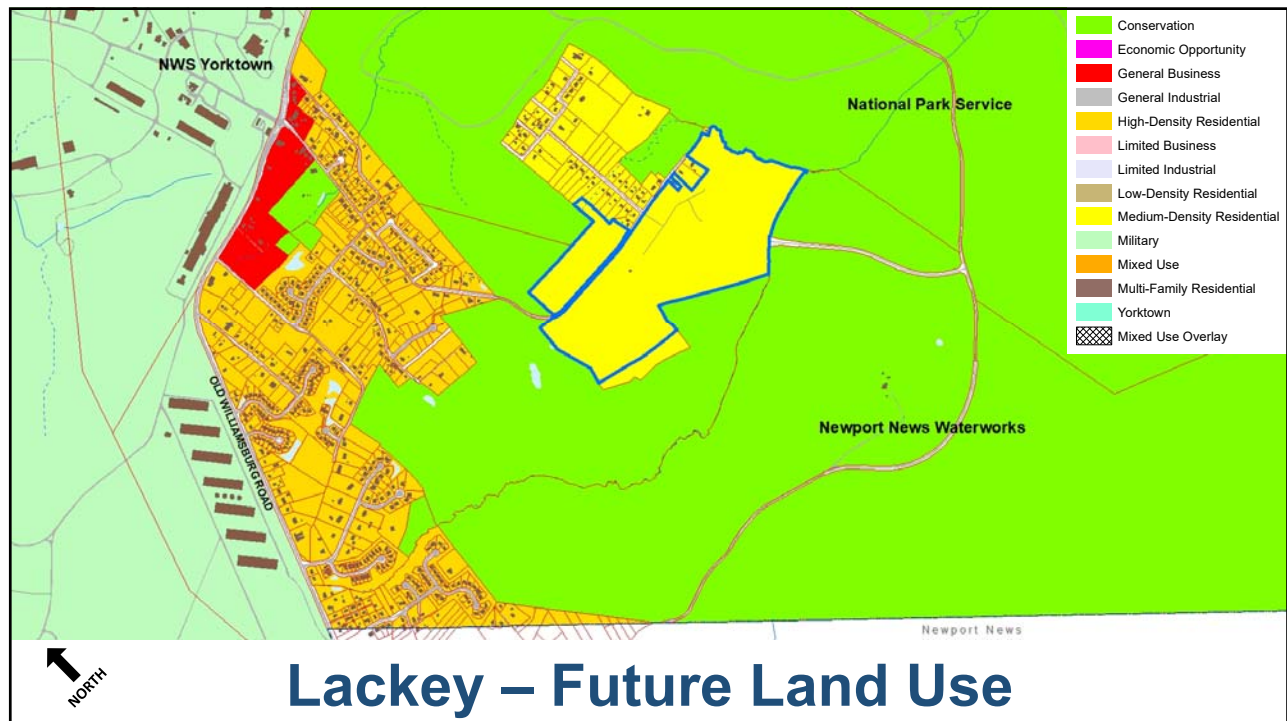
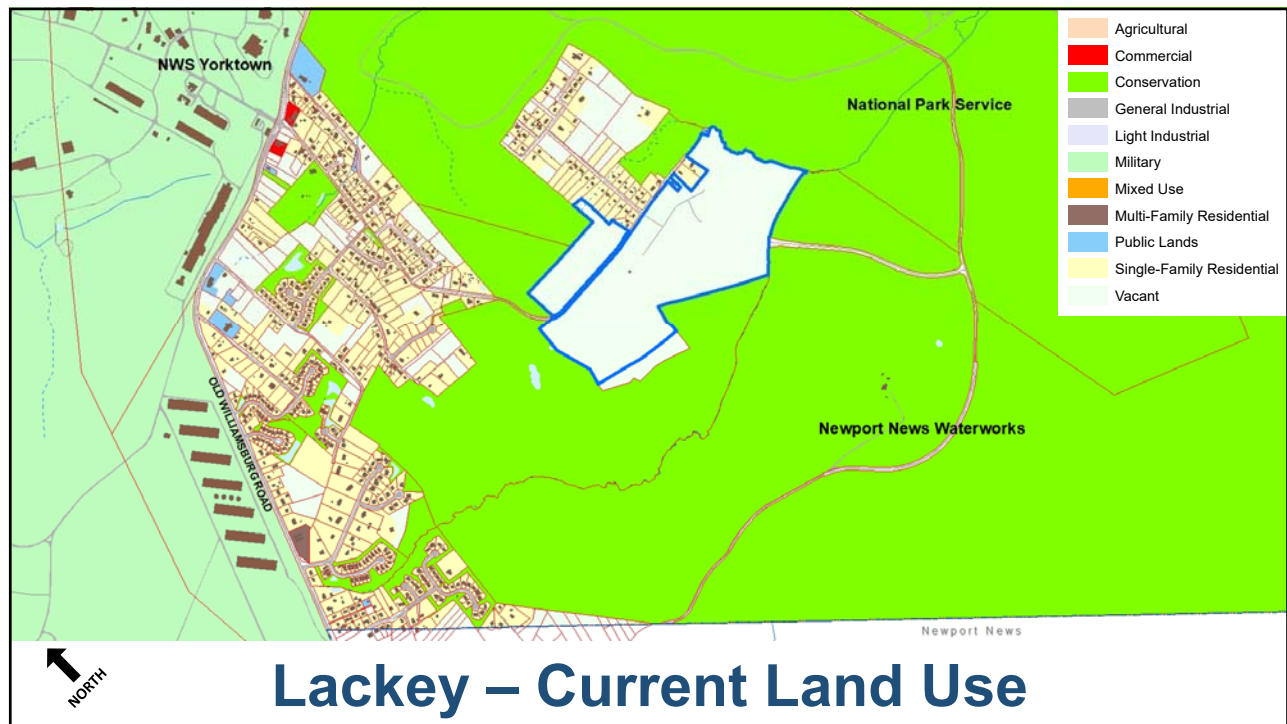


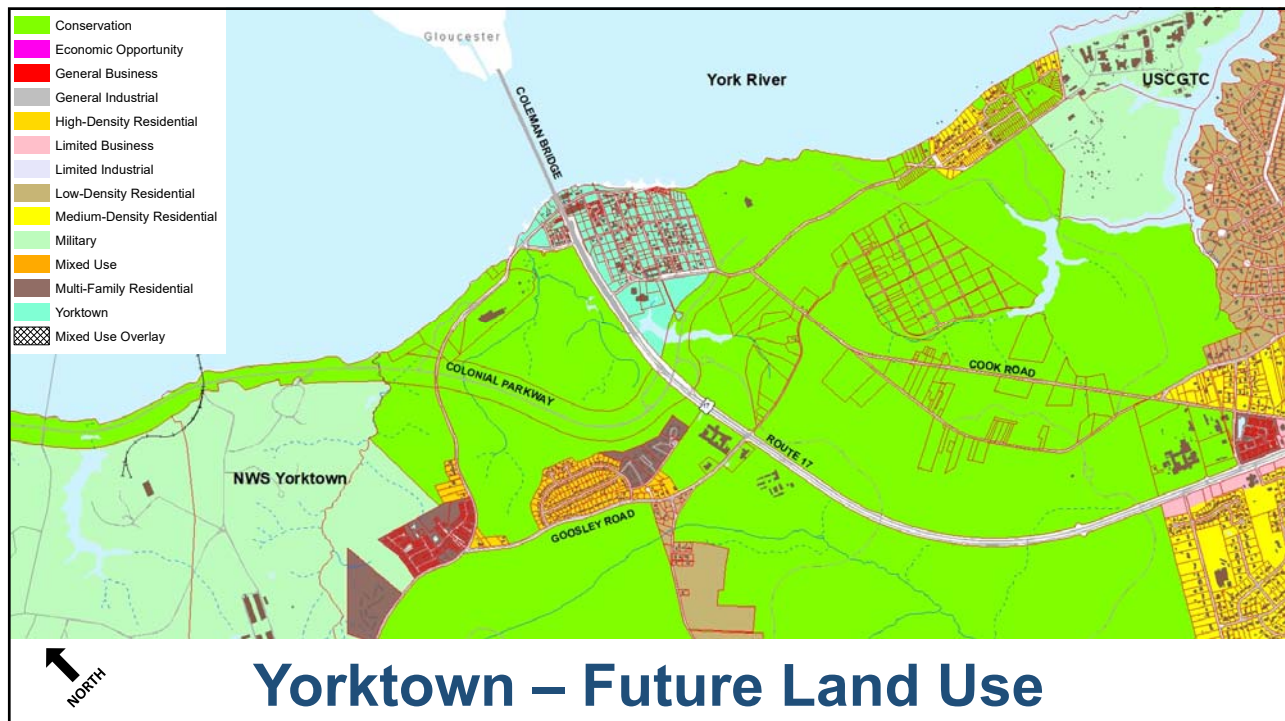
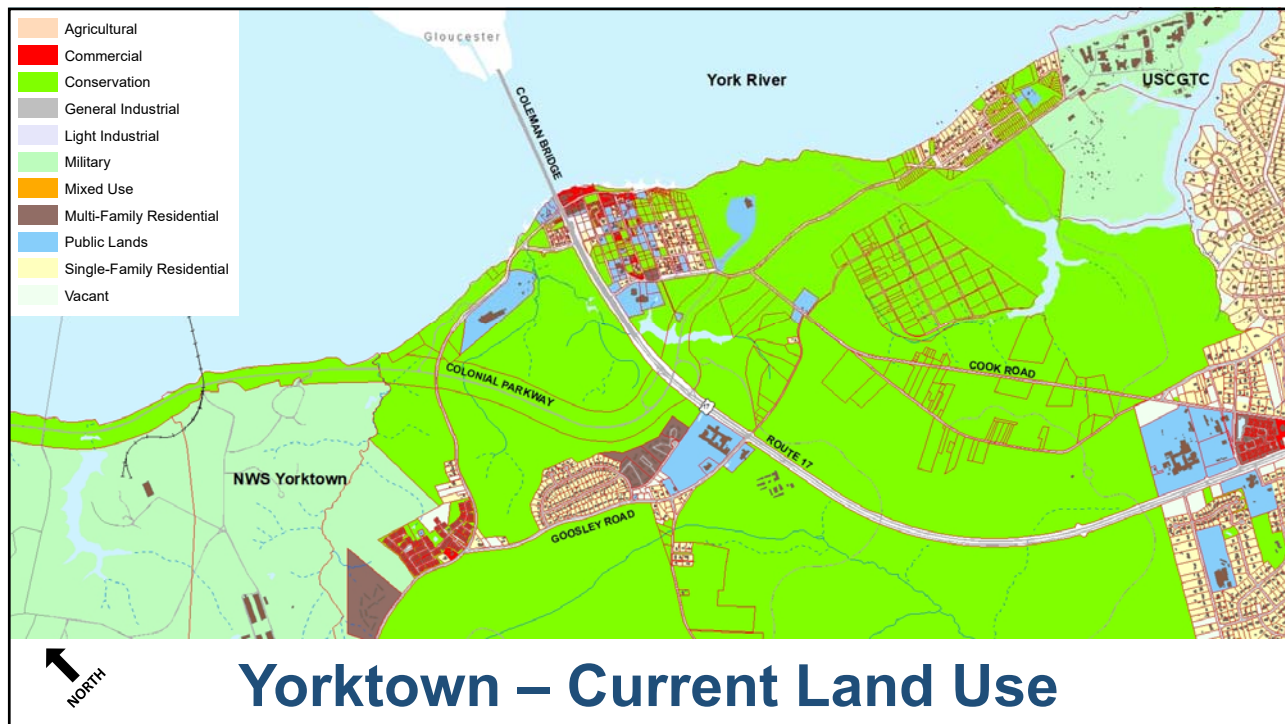


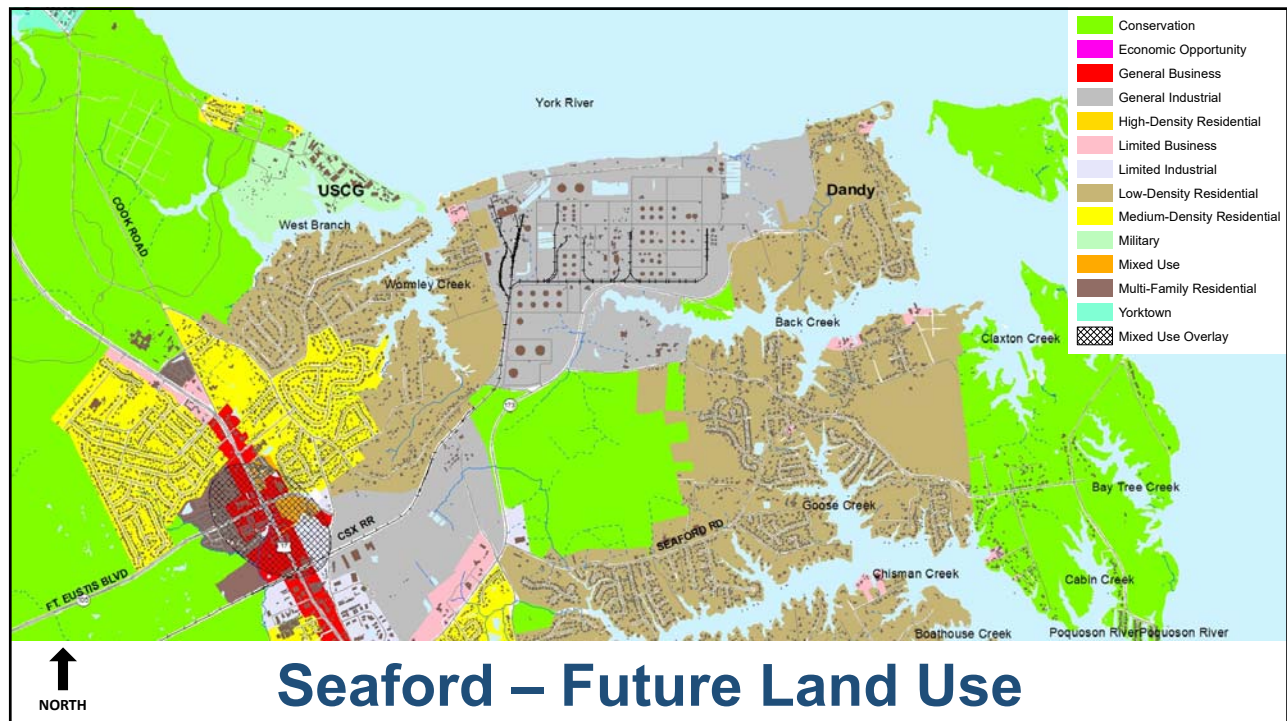
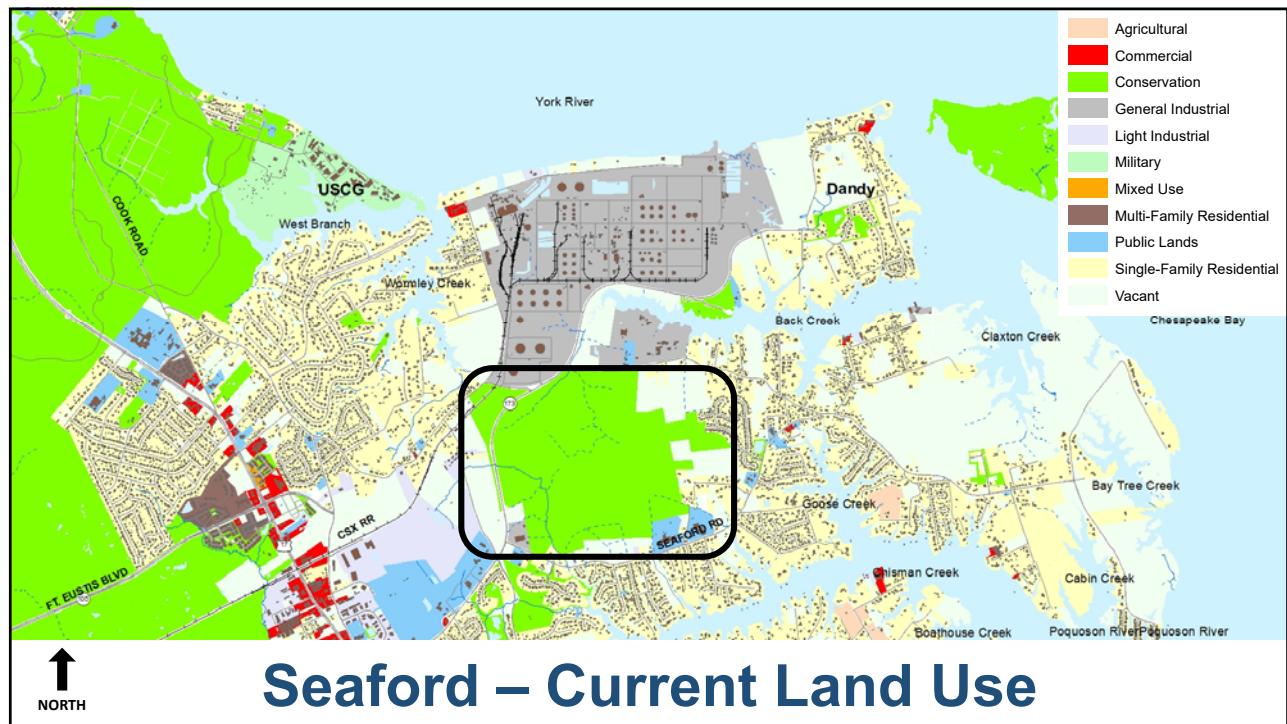


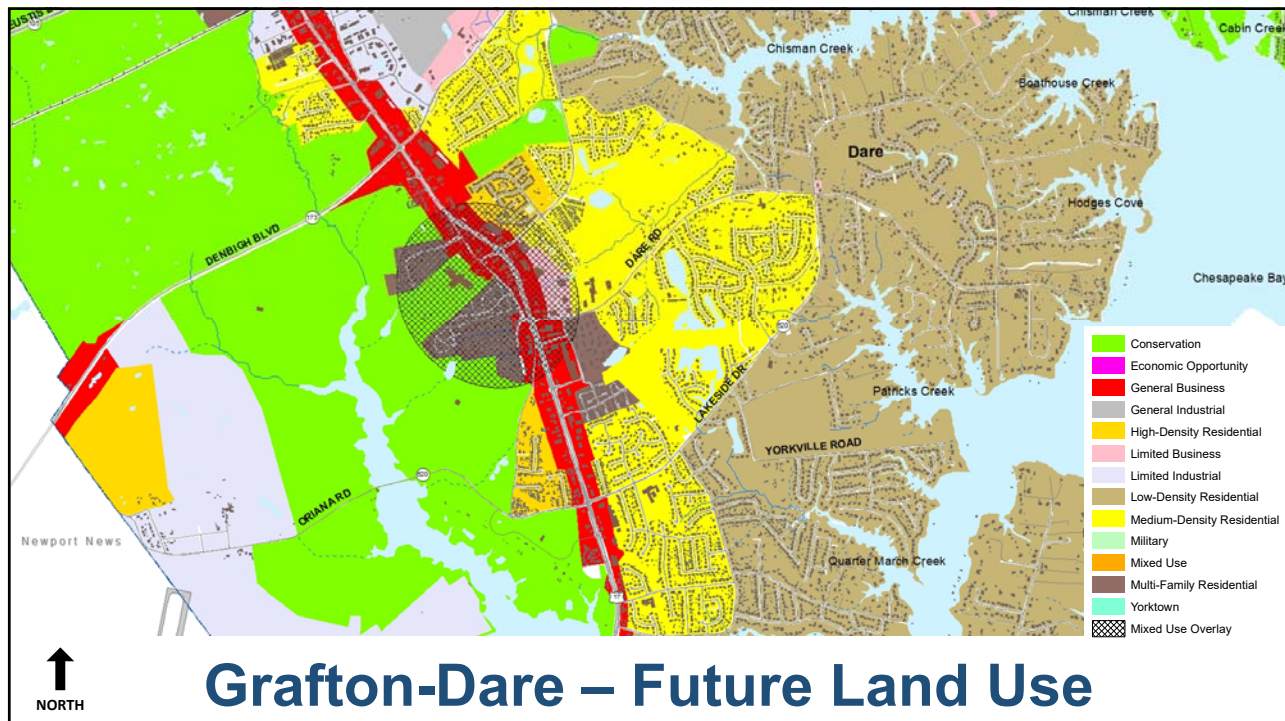
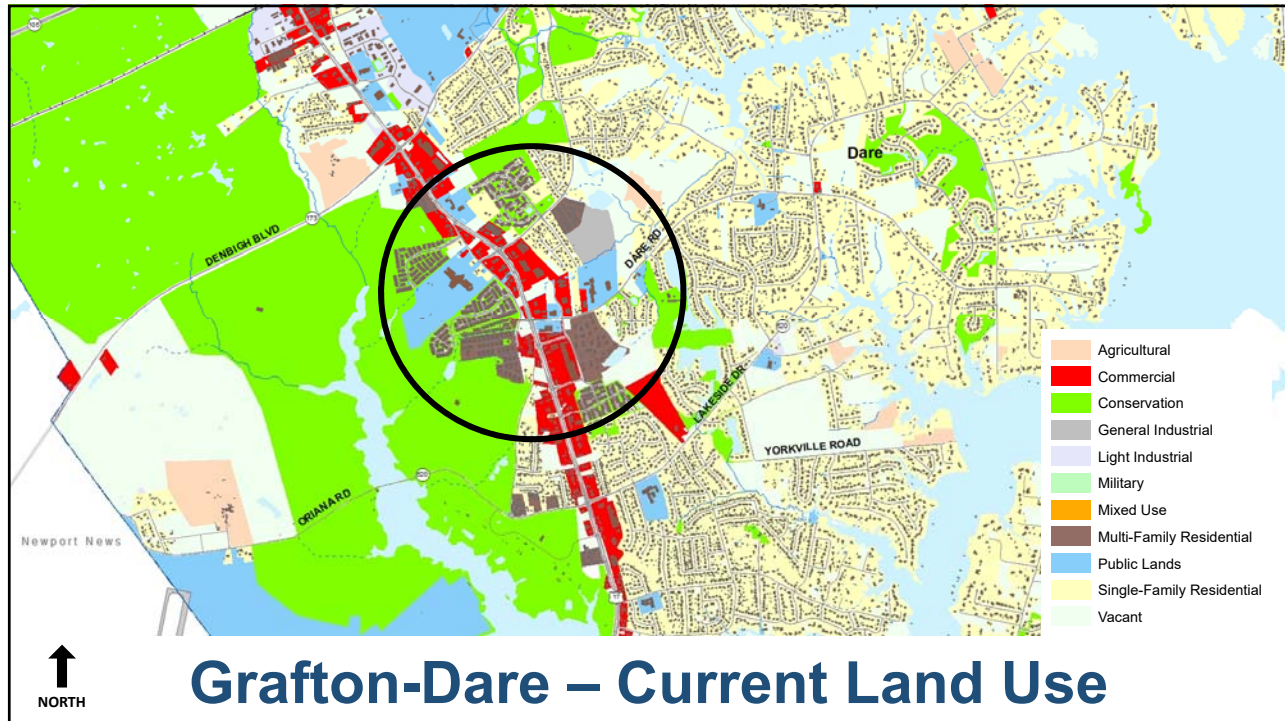


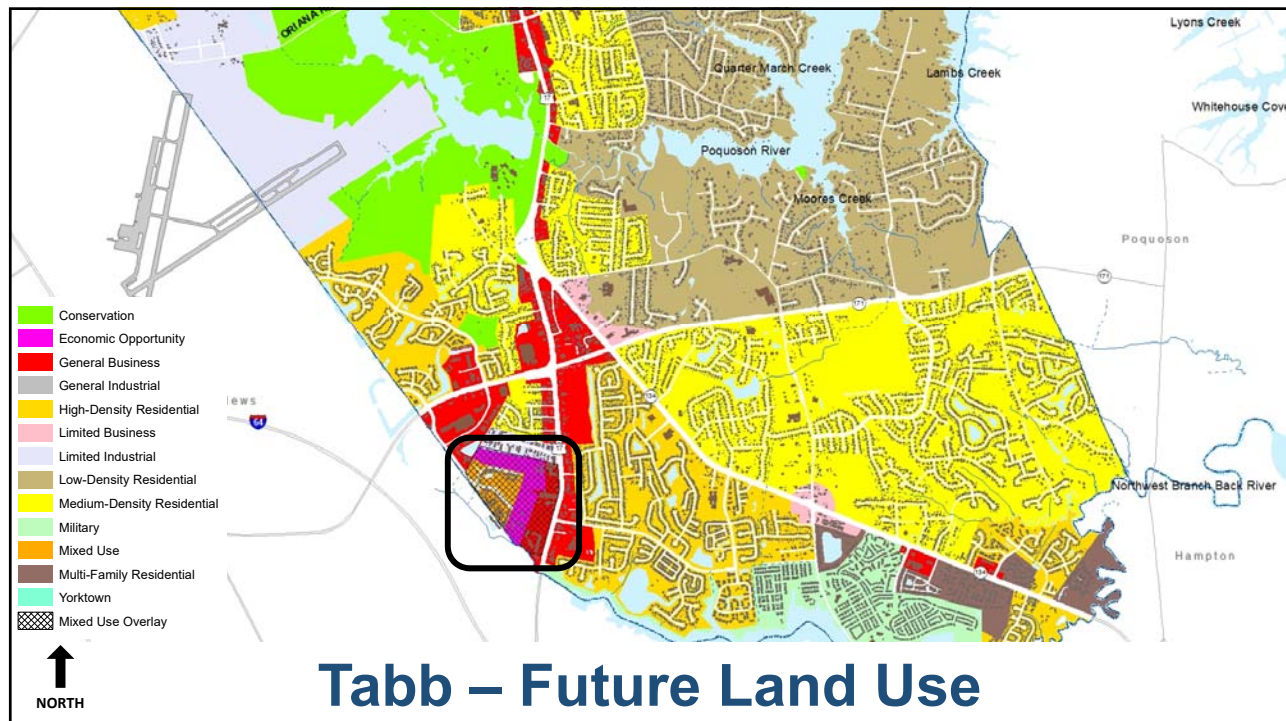
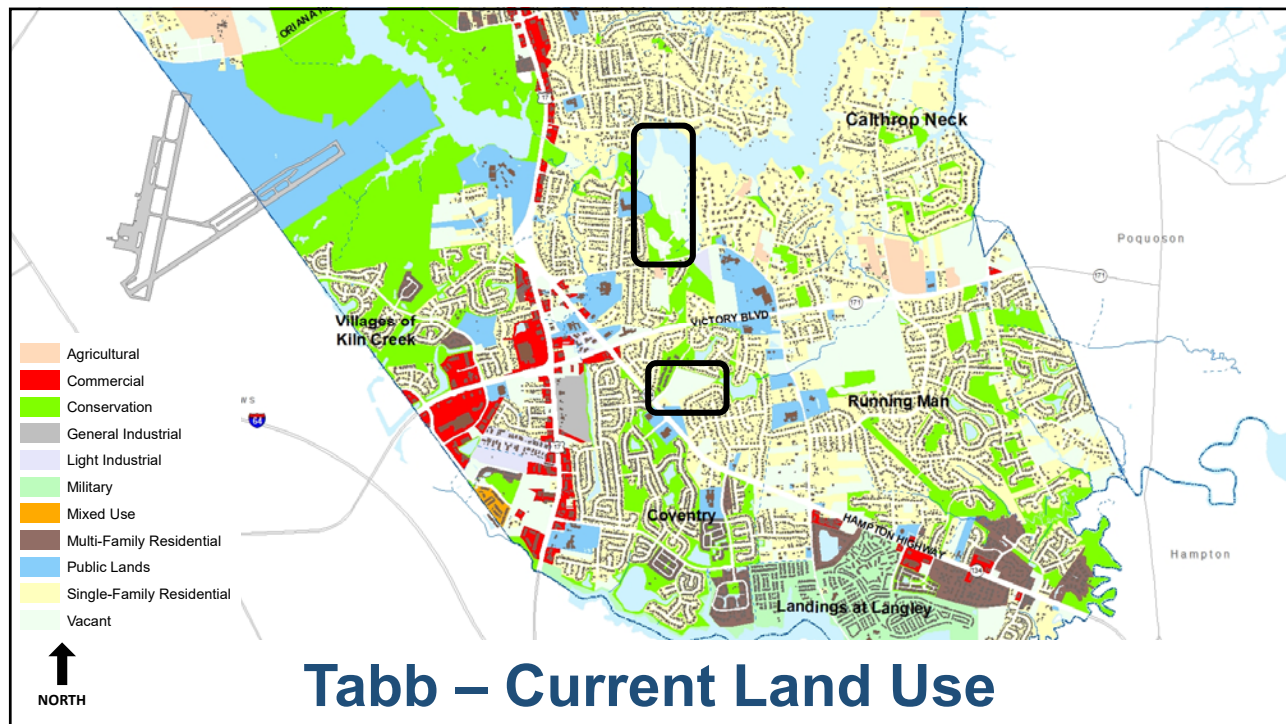




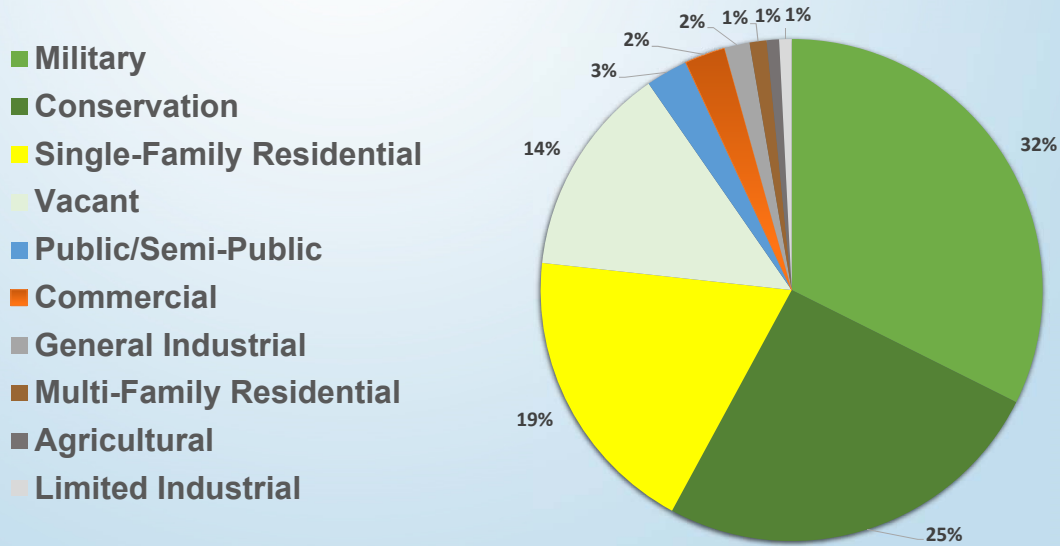




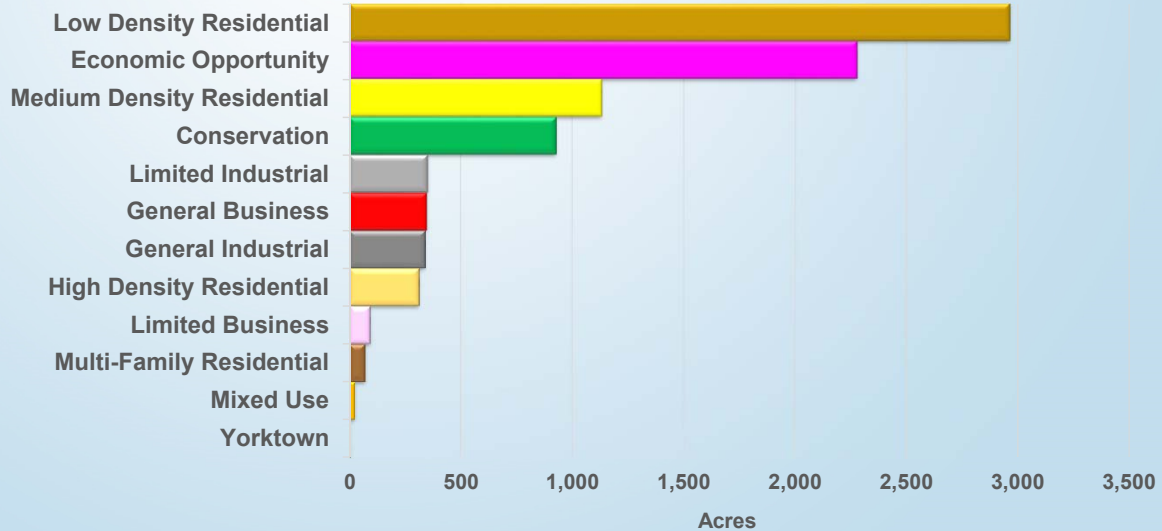




Current Land Use



Vacant Land by Future Land Use



CHARTING THE COURSE TO 2035: THE COUNTY OF YORK COMPREHENSIVE PLAN – LAND USE ELEMENT EXCERPTS

LAND USE DESIGNATIONS

The following land use designations have been used in developing the Land Use element and the 2035 Land Use Map. Although general in nature and not intended to precisely follow particular property lines, these designations will provide guidance for any changes to the more specific zoning regulations and zoning district locations and boundaries (most of which do coincide with property lines) that implement the Comprehensive Plan. It must be clearly recognized that development in accordance with these designations, as they apply to a specific area, may be appropriate only after certain improvements and infrastructure are completed. Since some of these improvements may require public investment, the appropriate timing for development will be closely related to capital improvements programming by the County and state and, in such cases, decisions to zone a property to facilitate the ultimate development objective should be delayed until the infrastructure is in place or at least programmed.

Conservation

The Conservation designation is intended primarily to recognize the vast amounts of parkland, watershed areas surrounding current or potential public water supply reservoirs, and similar reserved areas and ensure their protection. For the most part, these areas are in a natural state and contribute positively to the perception of a rural atmosphere. The Conservation designation is intended as a policy statement to indicate the County's commitment to the proper management and protection of these unique areas as well as other environmentally sensitive areas. While many of these areas are controlled by the federal or state government and are not subject to local land use regulations, such areas should in most situations be placed in the least intensive zoning classification in order to ensure their proper management and protection. This will ensure that almost any development, unless it is of extremely low intensity, will be reviewed by the Planning Commission and the Board of Supervisors through the rezoning process. Nevertheless, within areas designated Conservation, various properties have been developed residentially, either pre-dating zoning altogether or having been platted in accordance with small-lot zoning classifications that were repealed or amended long ago. The predominant lot size in many of these areas is considerably smaller than that which is specified by the "least intensive" zoning classification currently established by the County Zoning Ordinance. It would be appropriate, and not inconsistent with this Comprehensive Plan, to recognize and protect the character of such existing residentially developed areas, including but not limited to conventional and cluster residential subdivisions, through application of a residential zoning classification that may not be the least intensive but which better matches the existing lot size characteristics or, as an alternative or complementary measure, through the application of performance standards for non-residential uses designed to minimize potential negative impacts of such uses on established residential areas.

Military

This designation recognizes the vast amounts of military property in the County even though such installations are not subject to local land use regulations. Several of these installations also have environmentally sensitive areas that would limit development opportunities if transferred to private ownership. Consequently, such areas should be placed in the least intensive zoning classification to emphasize the County's interest in ensuring their proper management and protection. The military plays a significant role in the local and regional economies, and it is important for the County to work in partnership with local military installations to ensure their continued viability by promoting land use compatibility between local bases and the areas that surround them. A recent example is the *Hampton-Langley Joint Land Use Study*, or *JLUS*, which was a joint effort involving Langley Air Force Base, the Cities of Hampton, Newport News, and Poquoson, York County, and various other stakeholders. Completed in August 2010 and endorsed by the Board of Supervisors as a planning tool to help guide local land use and development policies, the Hampton-Langley JLUS was "a collaborative planning effort involving local communities, federal officials, residents, business owners, and the military to identify compatible land uses and growth management guidelines near" Langley Air Force Base. The

CHARTING THE COURSE TO 2035: THE COUNTY OF YORK COMPREHENSIVE PLAN – LAND USE ELEMENT EXCERPTS

purpose of such studies is both to minimize the impact of military operations on lands surrounding military bases and to prevent land uses that will interfere with the mission of such bases.

Single-Family Residential

The three single-family residential designations are based on density (number of housing units permitted per acre of land) and are intended to recognize and continue the existing range of single-family densities in the County. This plan has defined allowable development density in terms of gross acreage; however, since undevelopable areas such as water bodies, wetlands, marshes, major power transmission rights-of-way, steep slopes, and other similarly situated areas should be excluded from single-family lots, the use of clustering is preferred to conventional subdivision. This technique will preserve the environmental amenities that make York County special while maximizing open space retention, reducing impervious surface, and providing efficiency and cost savings in infrastructure construction.

- **LOW DENSITY:** This designation is intended to provide opportunities for single-family detached housing having a maximum density of **1.0 dwelling unit per acre**. The Low Density designation has also traditionally encompassed areas where agricultural activities such as crop and livestock farming have existed; however, it will be important for the implementing zoning provisions, whether they are specific zoning district classifications or generally applicable performance standards including but not limited to minimum lot sizes, minimum setbacks, and minimum buffers, to recognize the distinction between acreage parcels where such uses can be supported and subdivision settings where they would be incompatible. Low-density development is appropriate in areas where physical or environmental constraints are prevalent and/or public services and facilities are limited.
- **MEDIUM DENSITY:** This designation is intended to provide opportunities primarily for single-family detached housing having a maximum density of **1.75 dwelling units per acre**. Medium-density development typically generates moderate demands on public services and facilities and should be located in areas where such services will be adequate and environmental constraints will not present development problems.
- **HIGH DENSITY:** This designation is intended to provide opportunities for single-family housing having a maximum density of **3.0 dwelling units per acre**. The high-density development envisioned by this designation can be expected to generate intensive demands on public services and facilities and should be located with careful consideration given to the availability and adequacy of public services, transportation facilities, and commercial centers.

With respect to the establishment of specific residential zoning classifications, it is intended that a range of residential density opportunities be made available. In this regard, the density guidelines established herein should be interpreted with a degree of flexibility when determining the range of lot sizes that are consistent with and can implement a particular density designation. Furthermore, the definition of permitted densities should not be construed to preclude consideration through the planned development process, subject to public hearing requirements and review by the Planning Commission and the Board of Supervisors, of higher density development proposals including a variety of housing types (detached, attached, multi-family).

Flexibility is also appropriate with respect to the development of small vacant "infill" parcels that are essentially surrounded by development having a density in excess of that prescribed. Such "infill development" flexibility should be exercised only in situations where compatibility with the surrounding development can be assured and when such development is consistent with infrastructure, public facilities and public services capacities and conditions. In no case should such an interpretation be made that would circumvent the overall Land Use goals and objectives or allow the extension of inconsistent development densities into essentially undeveloped areas.

CHARTING THE COURSE TO 2035: THE COUNTY OF YORK COMPREHENSIVE PLAN – LAND USE ELEMENT EXCERPTS

Multi-Family Residential

This designation is intended to recognize and encompass those areas of the County that are particularly suitable for residential development at a maximum density of **10.0 units per acre**. The high-density development envisioned by this designation can be expected to generate very intensive demands on public services and facilities and should be located accordingly. This designation is intended to provide opportunities for a variety of multi-family housing types such as garden apartments, townhouses, duplexes, quadruplexes, etc. In addition, it is the intent of this designation to provide opportunities for the establishment of manufactured home subdivisions through appropriate review techniques intended specifically to evaluate the impact of such development on the surrounding area.

Limited Business

The Limited Business designation is intended to provide opportunities for commercial activities of low to moderate intensity such as business or professional offices, research, development and training facilities, and commercial activities oriented primarily toward serving the day-to-day needs of nearby residents. The scope of permitted commercial activities should be limited so as to discourage substantial traffic from outside the immediate neighborhood and/or to promote compatibility with the surrounding area. Because of this limited scope, this designation is appropriate within, or in close proximity to residential areas. This designation is also intended to recognize and continue to provide opportunities for various types of commercial activities requiring access to the water. These activities have historically been conducted in such areas as Waterview, Seaford, Dandy, and Dare, and because most were established years ago they have been accepted as “fixtures” of the area as new residential development has occurred nearby. However, in some cases the surrounding residential development limits the ability of these existing waterfront commercial areas to accommodate new or expanded uses. Therefore, the County’s land use policies should not preclude opportunities, to be considered through a public hearing process, for the establishment of additional water-oriented commercial or industrial development areas provided that roads and other infrastructure can support such activities and where they would be compatible with surrounding development.

General Business

The General Business designation is intended to provide opportunities for retail and other commercial uses oriented primarily toward supplying goods or services for a community or regional market. The scope of commercial activities envisioned by this designation would include uses that need access to arterial highways. The high intensity activity levels envisioned by this designation dictate that it be located with a full understanding of the potential impacts on adjacent residential and commercial development and traffic and circulation patterns.

Mixed Use

The 2005 Comprehensive Plan applied a Mixed Use overlay designation to certain areas of the County identified as being potentially appropriate for a master-planned development approach that includes some type of mixed use development. This overlay designation is intended to create well-designed communities in which people can live, work, and recreate by providing opportunities for a mix of retail, office, and residential uses – and different types of residential uses (i.e., detached, attached, and apartments) – within a single, relatively compact development under a unified, coherent master plan. Proposed uses should have a high degree of physical and functional integration with one another, including extensive pedestrian and bicycle connectivity.

While the Mixed Use overlay designation is applied to several locations, the County’s ability to accommodate mixed-use development will be limited not just by market forces but also by the availability of infrastructure and public services. The identification of the several specific areas for mixed use should not be construed as excluding other areas from consideration, nor should it be construed

CHARTING THE COURSE TO 2035: THE COUNTY OF YORK COMPREHENSIVE PLAN – LAND USE ELEMENT EXCERPTS

as a guarantee that a mixed-use development, if proposed in one of these areas, would necessarily be approved. Because of their uniqueness, it is critical to require that any proposed mixed-use developments be individually approved by the Board of Supervisors with Planning Commission review and public hearings.

In addition to the overlay designation, this Plan establishes a new Mixed Use land use designation that is applied to the three areas of the County where mixed-use development zoning has actually been approved. This designation recognizes the planned future use of these properties.

Economic Opportunity

This designation is intended to guide a mix of office, light industrial, commercial, and tourist-related uses to certain portions of the County that have or are planned to have the access and infrastructure necessary to support both capital- and labor-intensive uses. The imposition of open space, landscaping, and buffering requirements that exceed the otherwise acceptable levels may be appropriate in order to foster a superior development character. The employment benefit to the County should be positive and enhance the tax base by increasing the County's fiscal strength. The unique nature of the Economic Opportunity designation excludes uses that may conflict with or detract from the activities proposed.

Limited Industrial

This designation is intended to provide opportunities for a variety of industrial activities of low to moderate intensity whose operations will have relatively low impacts in terms of smoke, noise, vibration, or similar factors. Desirable features of areas encompassed by this designation include full transportation access (highway, rail, water, air), available utilities, and favorable soil conditions.

General Industrial

This designation is intended mainly to recognize the County's existing heavy industrial base, while providing opportunities for additional industrial activities whose operations and characteristics may necessarily involve significant levels of odor, noise, vibration, traffic and other conditions that may adversely impact surrounding land uses. As with the Limited Industrial designation, desirable features of areas encompassed by this designation include full transportation access (highway, rail, water, air), available utilities, and favorable soil conditions.

York County Planning Map - Upper County

Note: The land use designations shown on this map reflect the planned future land use in the adopted Comprehensive Plan. These designations are general in nature, are not parcel-specific, and are not necessarily indicative of existing land use.

Park

Fire Station

Future Fire Station

Library

School

Hospital

Railroad

Vacant Land

Conservation

Low-Density Residential

Medium-Density Residential

High-Density Residential

Multi-Family Residential

Mixed Use

Yorktown

Limited Business

Economic Opportunity

General Business

Limited Industrial

General Industrial

Military

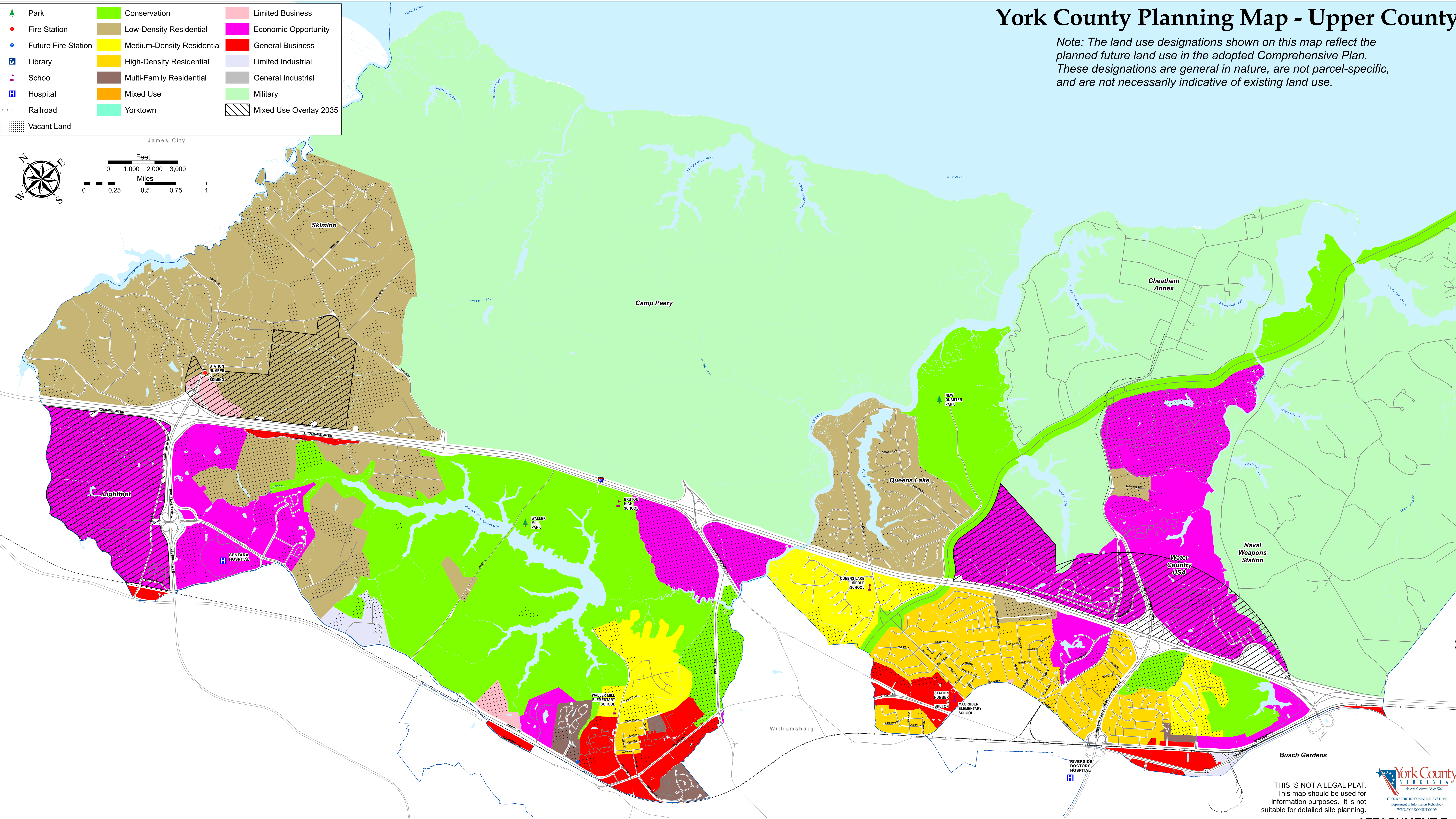
Mixed Use Overlay 2035

Feet

0 1,000 2,000 3,000

Miles

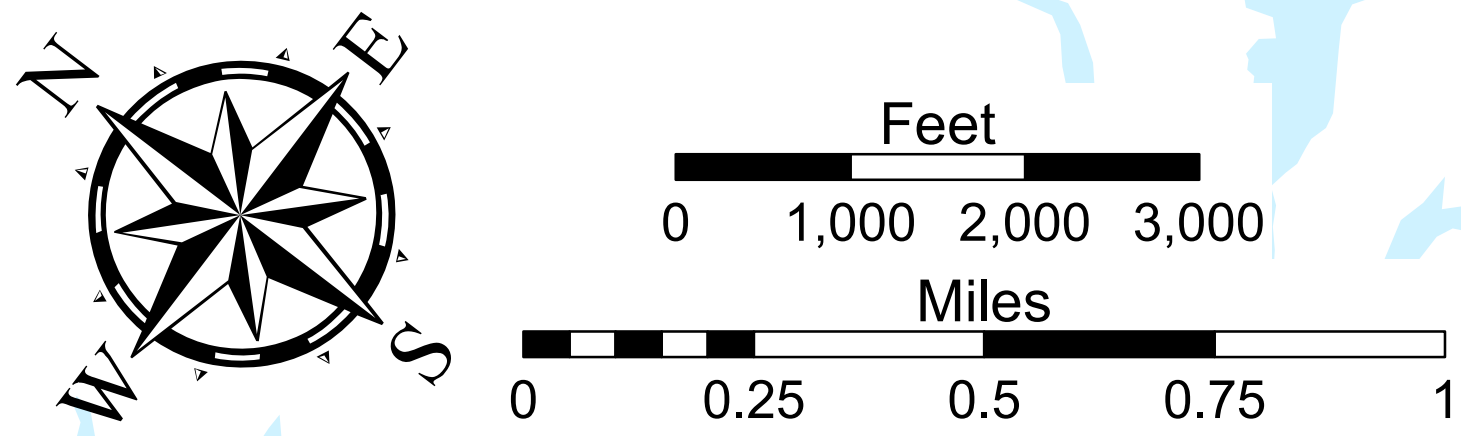
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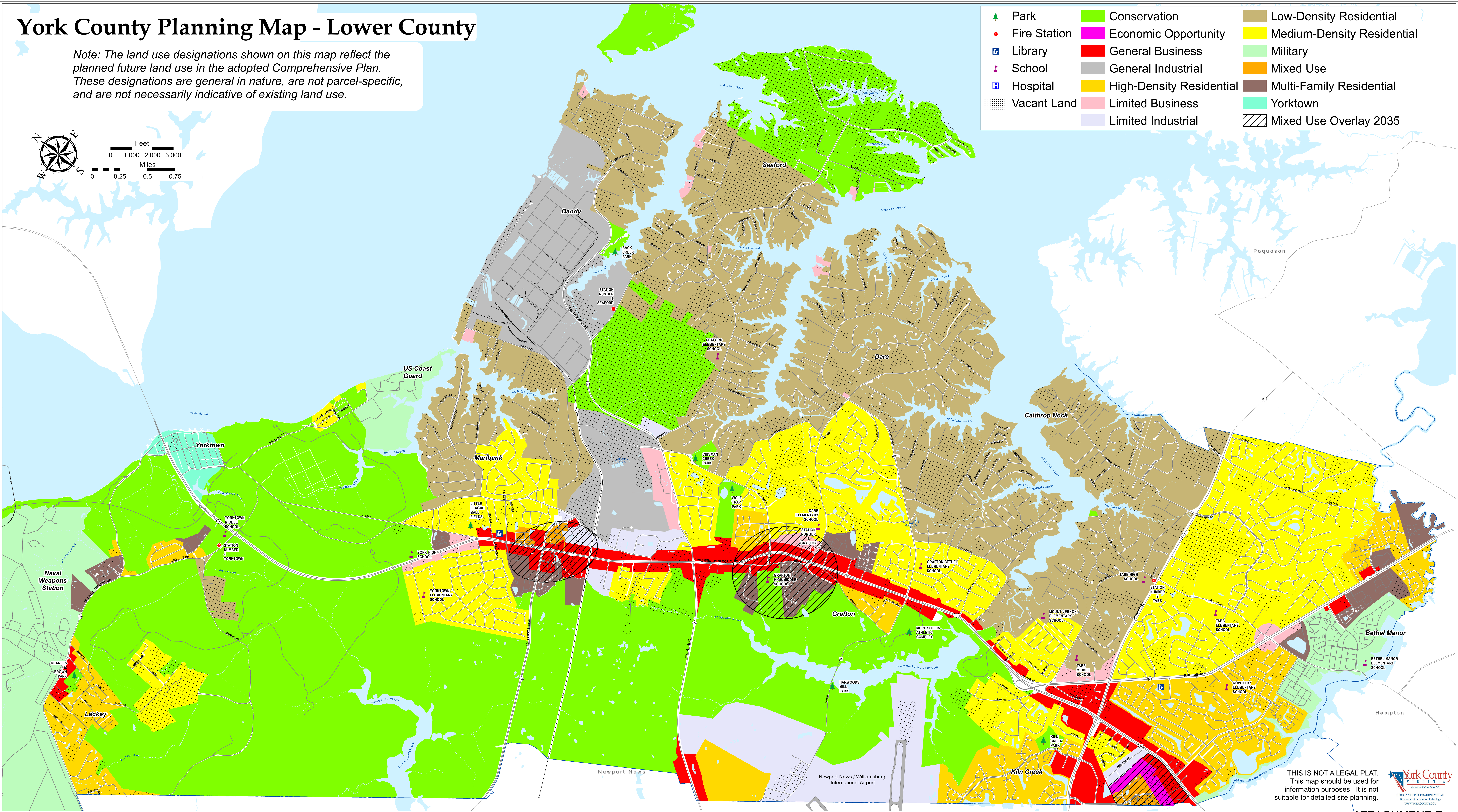
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This map should be used for
information purposes. It is not
suitable for detailed site planning.

York County Planning Map - Lower County

Note: The land use designations shown on this map reflect the planned future land use in the adopted Comprehensive Plan. These designations are general in nature, are not parcel-specific, and are not necessarily indicative of existing land use.



Park	Conservation	Low-Density Residential
Fire Station	Economic Opportunity	Medium-Density Residential
Library	General Business	Military
School	General Industrial	Mixed Use
Hospital	High-Density Residential	Multi-Family Residential
Vacant Land	Limited Business	Yorktown
	Limited Industrial	Mixed Use Overlay 2035



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