

Meeting Notes
York 2040 Committee

Wednesday, January 5, 2022 – 5:00 p.m.

Senior Center of York

5314 George Washington Memorial Highway, Yorktown, Virginia

Members Present: Gregory “Skip” Brooks, Leigh Houghland, Michel S. King, R. Anderson Moberg, Richard Myer, Sheila Myers, Jacob Rizzio, 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; Jeanne M. Sgroi, Management Analyst Intern

Members Absent: Mark Bellamy, Chad Green, Montee Jons

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

Call to Order

Chairman King called the meeting to order at 5:00 p.m.

Opening Remarks

Chairman King welcomed Jacob Rizzio, who is home for winter break after completing his first semester at the University of Virginia. He wished everyone a happy New Year.

Approval of Meeting Notes

On motion of Ms. Myers, the December 1, 2021, meeting notes were approved unanimously.

Committee Discussion of Land Use

Chairman King stated that he would like to continue the discussion of the 2035 future Land Use Map that was initiated at the December 1 meeting and follow the same format, with staff presenting information about land use in the various areas of the County followed by Committee questions and discussion. He asked if any members have any questions or follow-up comments from the previous meeting that they want to offer prior to discussing the remaining portions of the Land Use Map. Ms. Myers asked if the Land Use Map will need to be changed to reflect the recent sale of the Egger tract to the American Battlefield Trust, which was discussed at the last meeting. Mr. Cross responded that he would address it in his presentation. Chairman King reminded everyone that the Egger tract was sold to the American Battlefield Trust. He commented that the transaction ensures that this historical site will be preserved but also removes a large piece of commercially zoned property from the tax rolls.

- **Parkway Corridor**

Mr. Cross stated that the area described as the Parkway corridor is on the east side of Interstate 64 and extends from the Queens Lake subdivision south to the Busch Gardens interchange. He stated that the area was originally designated for residential development but portions of it were designated Light Industrial in the 1976 Land Use Plan based on its excellent interstate access and access to the Cheatham Annex rail spur. Mr. Cross stated that in the 1991 Comprehensive (Comp) Plan, most of the area, including the Egger tract, was changed to Economic Opportunity based on its proximity to a full interstate interchange and the potential for large-scale economic development. He stated that with the sale of the

Egger tract for preservation purposes, the logical thing to do would be to redesignate it as Conservation. He added that a Mixed Use overlay designation was applied to the Egger tract in 2005 and as part of the 2013 Comp Plan update was extended to the Marquis and Busch Gardens interchanges after considerable discussion.

Mr. Seiter asked if the County has any plans to open up the Egger tract as a historical place that people can come and visit. Mr. Cross responded that any such effort would need to be initiated by the new property owners. Mr. Seiter wondered if there are any incentives the County can offer to encourage the owners to establish a publicly accessible historical site. Mr. Myer responded that the property is heavily forested and is only accessible via a narrow substandard road. He stated that he had walked the property, which is overgrown and would require substantial work before it could be opened to the public. He said it was a nice idea but probably not feasible, especially without a connection to the Colonial Parkway, which is not likely to happen. Mr. Brooks added that nothing will happen with the property until the National Park Service conducts the archeological studies that would be necessary, which would be very extensive and expensive and would be many years into the future.

Mr. Cross stated that residentially designated land in the Parkway Corridor area consists of Queens Lake and the Springfield Road area, which are designated Low Density Residential. He added that several changes will need to be made to the future Land Use Map in this area to reflect development that has been approved and/or built since the 2013 Comp Plan update. These include the following:

- Whittaker's Mill, a residential development of approximately 230 single-family detached homes and townhouses (2.99 units per acre) on Penniman Road will need to change from Economic Opportunity to High Density Residential.
- Marquis Hills, a residential development of 182 single-family detached homes (2.76 units per acre) on the Marquis South Pod will need to change from Economic Opportunity to High Density Residential.
- The Woods at Kings Creek, an age-restricted housing development of 213 single-family detached homes and duplexes on Penniman Road (2.54 units per acre) will need to change from Economic Opportunity to High Density Residential.
- In addition to the 246-acre Egger tract, two adjacent parcels on both sides of Winchester Road, with a combined area of approximately 65 acres, that are also owned by the American Battlefield Trust will need to change from Economic Opportunity to Conservation.

Mr. Cross stated that there are plans for a solar farm, a drone testing facility, and other office/warehouse uses on the former state fuel farm bounded by the Colonial Parkway and Penniman Road, which is designated Economic Opportunity. He stated that in addition to removing the Egger tract, the Committee will need to consider what to do with the remainder of the Mixed Use overlay designation in this area, whether to reduce it or eliminate it altogether. He commented that while it is true that any proposed mixed-use development would have to go through a public hearing process and be approved by the Board of Supervisors, it is also true that being located in an area with a Mixed Use overlay designation improves the chances of approval. Mr. Cross explained that one of the main things the Planning Commission and Board of Supervisors look at when reviewing an application is whether or not it is consistent with the Comp Plan, and there have been instances where developers were able to make the argument that their projects, though entirely residential, were consistent with the Comp Plan because they would add a residential component to an existing commercial area that has the Mixed Use designation. He added that the Zoning Ordinance states that the Mixed Use overlay designation does not necessarily mean that a proposed mixed-use development would be approved and that not being in one of the areas does not preclude a mixed-use development from being approved. He said this raises the question of whether or

not the designation is really necessary.

Ms. Myers asked how much land is available for development in this area. Mr. Cross responded that there is vacant land on the North Pod of the Marquis as well as a vacant 33-acre parcel bounded by Route 199, Penniman Road, and Water Country Parkway for which the owner was able to obtain the County's endorsement of a request for two access points on Route 199, which is a limited access roadway, based on the premise that it would be developed commercially. He questioned whether it would be wise to open the door to possible residential development on this property by retaining the Mixed Use overlay designation.

Mr. Seiter commented that he sees a benefit to keeping the designation because it provides flexibility, recognizing that we don't necessarily know today what the appropriate land use will be twenty years from now. Mr. Houghland added that with the recent closure of Dick's Sporting Goods at the Marquis, he is not certain that a shopping center is the highest and best use of that property and he thought it might be good to keep the County's options open for that area. Ms. Myers agreed with Mr. Houghland, stating that allowing residential uses on the North Pod would be a continuation of the existing land use pattern. Mr. Cross responded that in 2013, the owner of the Marquis was able to get the South Pod rezoned for residential development, which he said was necessary to attract a Sam's Club to the North Pod. He said that although Sam's Club did end up acquiring a site and going through the side plan process for a new store, the store was never built. Mr. Cross said that was one of the applications he referred to earlier where a residential project was approved based on the argument that it was consistent with the Mixed Use overlay designation in the Comp Plan. He explained that the Marquis is not a mixed-use development, which is defined as a single compact, cohesive, higher-density walkable development with a mix of land uses. Mr. Hill noted that the South Pod also includes a future school site. Mr. Cross said that is correct and that the owner of the Marquis proffered a school site to the County as part of the 2013 rezoning application. He said the site is not ideal for a school and might end up being used for something else, such as a park site. He added that there is also an apartment parcel on the South Pod for which a site plan is under review for 263 apartment units, and that this will also need to be recognized on the future Land Use Map with a Multi-Family Residential designation.

Chairman King asked what is located on the property adjacent to the Whittaker's Mill development. Mr. Cross responded that there are two industrial parks, and that Special Use Permits for a commercial firing range and recycling plant have been approved in this area.

Mr. Spencer stated that he feels the overlay designation gives the County more flexibility for the future. Chairman King responded that flexibility can be a good thing and that it is likely that this issue will be revisited in the next Comp Plan update five years from now

Mr. Rizzio commented that there is not a lot of vacant land designated for Mixed Use in the Comp Plan and that placing a Mixed Use overlay designation over a few areas might have the effect of limiting the opportunities for mixed-use development by making it difficult for such development to be approved in other areas.

Mr. Myer asked if the Committee members are in agreement that the overlay designation should be removed from the Egger tract and other properties acquired by the American Battlefield Trust. The members expressed their agreement. Chairman King then asked if there is agreement to redesignate these properties as Conservation. There was no opposition.

Chairman King asked for members' opinions regarding the remainder of the Mixed Use overlay designation in this area. Mr. Seiter responded that he felt the remainder of the designation should be left as is.

Mr. Cross explained that part of his reason for raising the question is that the overlay designation gives an advantage to residential developers in these areas and that removing the designation would put the burden on the developer to come up with superior projects that are truly viable and meet the intent of the Comp Plan goals and objectives for mixed-use development. Mr. Roane asked if the designation limits the types of businesses that would be allowed under the underlying Economic Opportunity designation. Mr. Cross explained that the overlay designation provides development opportunities that are in addition to what is permitted by the underlying land use designation.

Mr. Seiter reiterated that he feels the designation should not be removed. Mr. Houghland recommended that the portion on the north side of Route 199 be removed and that the portion on the south side of Route 199 remain. Ms. Myers stated that she likes that suggestion. Mr. Cross clarified that this would limit the designation to the southeast quadrant of the Route 199 interchange, which he said was one of the alternatives considered during the previous Comp Plan update in 2012-13. Mr. Spencer asked if that would include the triangular 33-acre parcel between Route 199 and Penniman Road. Mr. Cross responded that it would not. Mr. Spencer stated that he felt that property should be included. Mr. Brooks commented that he is generally supportive of mixed-use development. He stated that based on his experience, the stores at the Marquis are largely empty, and he felt that all options for redeveloping the project should be kept open. Mr. Cross responded that the Zoning Ordinance already provides the opportunity to develop housing on the Marquis North Pod with or without the overlay designation. Mr. Seiter stated that in general, he supports flexibility with regard to areas that are undeveloped, recognizing that we do not have perfect knowledge today as to what the County's needs will be in twenty years, but that the County should also protecting existing developed areas where we don't want flexibility. Mr. Spencer stated that he feels that allowing mixed-use development on the 33-acre parcel could help the Marquis. Chairman King summarized the discussion, stating that the consensus appears to be to remove the overlay designation north of Penniman Road and keep the remainder. Mr. Cross cautioned that the County has lost a lot of its Economic Opportunity land in recent years to residential rezonings and that the County needs to draw the line at some point in order to preserve opportunities for economic development.

- **Country Club**

Mr. Cross stated that the centerpiece of the Country Club area is the Williamsburg Country Club, which is located along Merrimac Trail. He stated that there is not much vacant land that isn't already slated for development. The largest vacant parcel, he stated, is a 58-acre tract in the southwest quadrant of the I-64/Route 199 interchange that is owned by the Virginia Department of Transportation (VDOT), much of which consisted of borrow pits that were used for construction of the interchange. He stated that the property is designated Conservation so that in the event that it is ever transferred to private ownership, the County would have an opportunity to decide what the highest and best use of this property is. He noted that the only access to this property is via Lodge Road, which is very narrow and not suitable for high traffic volumes. Quoting from the Comp Plan, Mr. Cross stated that if VDOT were to sell the property, it would be a likely candidate for conditional rezoning to address access and other issues. He stated that the only other large vacant properties in this area are already approved for development, including future phases of the Country Club Acres subdivision, designated Medium Density Residential, and the Parkside timeshare resort, designated Economic Opportunity, both of which are along Merrimac Trail. He stated that the rest of this area is basically built out.

In response to a question from Ms. Myers about vacant property along Merrimac Trail, Mr. Cross stated that it was approved for timeshare development as part of the Parkside Resort but has since been sold to the country club, so he is not sure what if anything is currently planned for that property, which is designated Economic Opportunity. He stated that Merrimac Trail and Pocahontas Trail are designated for either commercial or industrial development but that the site of the former Village Shops at Kingsmill, located on Pocahontas Trail, will likely need to be changed from General Business to Multi-Family

Residential since the property was rezoned in 2020 and is being redeveloped for age-restricted senior apartments.

Mr. Roane asked why VDOT would purchase property that was zoned Conservation. Mr. Cross responded that VDOT is not subject to the County's zoning requirements and that the property was a borrow pit site for construction of Route 199. He added that in some previous Land Use Plans, the property had been designated Medium Density Residential and was later changed to Conservation.

Chairman King asked about the General Business properties at the southern tip of the Country Club area along the James City County line. Mr. Cross responded that in recent years some of those parcels have been rezoned from Rural Residential to General Business. He explained that these are not ideal home sites given their location along a busy arterial road – Pocahontas Trail – and that the owners are hoping to attract commercial uses. So far, he stated, nothing has been developed.

Prior to beginning the review of land use in the lower County, Mr. Cross read excerpts from the original 1976 Land Use Plan relative to the lower County:

The Plan structures residential density according to proximity to public services and transportation routes. Consequently, the southern portion of the Route 17 and Route 134 corridor is designated for higher density residential development. Residential intensity decreases to lower density development along the coastal lands where access roads and utilities will be limited, and where environmental considerations will hamper high intensity development.

He stated that to a great extent, the lower County has developed as described in that Plan, and he noted the higher residential densities in the interior and the lower densities in areas along or near the waterfront. He stated that in one respect, however, development in the lower County has not followed the 1976 Plan, which limited commercial development along Route 17 to certain major intersections, with residential development located between those commercial nodes. Mr. Cross stated that in the 1983 Plan and all subsequent plans, Route 17 has been shown as an almost entirely commercial strip.

- **Lackey**

Mr. Cross stated that the Lackey area is located along Old Williamsburg Road (Route 238) and includes a lot of land designated Conservation because of its proximity to the Colonial National Historical Park and watershed property owned by Newport News Waterworks, and he noted that an additional 46 acres adjacent to the National Park Service property, which had been slated for a 92-lot subdivision of single-family detached homes, has been acquired by the American Battlefield Trust and will likely need to be changed from Low Density Residential to Conservation. He stated that the north side of Route 238 is designated Military in recognition of the Naval Weapons Station.

Mr. Cross stated that land use designations in the Lackey area have changed very little since the first Zoning Map, which zoned the entire area for residential development with a strip of business zoning along Old Williamsburg Road across from the Naval Weapons Station's Lackey gate. He stated that in 2002, the Board of Supervisors amended the Comp Plan by expanding the commercial zoning along Route 238 and changing it from Limited Business to the more intensive General Business designation. The purpose of this change, he explained, was to expand the range of commercial opportunities in the Lackey community to take advantage of the area's designation as a federal HUBZone, which provided an opportunity for certain types of commercial and service enterprises competing for federal procurement contracts. He stated that the Limited Business designation did not allow many of the types of businesses that would most likely benefit from the HUBzone designation. Mr. Cross stated that one or two businesses moved into Lackey to take advantage of this opportunity but that the HUBzone designation for this area no longer exists.

Mr. Cross stated that most of the rest of the Lackey area is designated High Density Residential except for a large vacant area at the end of Baptist Road, which was changed to Medium Density Residential as part of the 2005 Plan update because of access limitations since Baptist Road was the only means of ingress and egress and is a fairly narrow road. He noted that the Plan stated that higher-density development should be entertained only in the event of developer-funded improvements to provide a second means of access. Mr. Cross explained that as part of the comprehensive County-wide rezoning following the 2005 Plan update, this property was proposed to be rezoned from High- to Medium-density single-family residential for consistency with the Medium Density Residential land use designation. The owner of the property, who had plans to develop the property as a subdivision of single-family detached homes, proffered to build a road connection between Baptist Road and Crawford Road, thereby addressing the access problem and avoiding the downzoning of the property. Mr. Cross added that the road – Sea Biscuit Boulevard – has since been constructed, while development of the subdivision, which will be named Rose Hill and will contain 242 lots, has yet to begin. He said that otherwise, there is not much vacant land in Lackey, apart from some relatively small infill lots scattered throughout the area.

- **Yorktown**

Mr. Cross stated that ever since the first adopted Land Use Plan in 1976, the Yorktown village has been designated as a historical area without reference to specific uses. He stated that in 1993, the Board of Supervisors adopted the *Yorktown Master Plan* and incorporated it into the Comprehensive Plan by reference. He said this was the culmination of a multi-year effort involving Yorktown residents, outside experts, and others and that since its adoption, the *Yorktown Master Plan* has provided land use guidance for all zoning decisions in the village. He stated that Yorktown's status as a special place is recognized with a special Yorktown Village Activity zoning district and that just about any use in the village other than single-family detached homes has to be approved by the Board of Supervisors. He added that there is also a Historic Yorktown Design Committee, for which Earl Anderson is the staff liaison, which is responsible for reviewing development proposals for consistency with the Yorktown Design Guidelines.

He stated that outside the village, much of the land is designated Conservation in recognition of the Yorktown Battlefield, except for the Moore House area, which is mostly designated Medium Density Residential, and the Coast Guard base, which is designated Military. Mr. Cross stated that other than a few vacant lots in the Yorktown village, there is almost no vacant land in the Yorktown area.

- **Seaford**

Mr. Cross explained that the area identified as Seaford on the handouts actually includes not just Seaford but also the Dandy, Waterview, Marlbank, and Edgehill areas. He stated that in much of this area, the land use designations reflect what is already in place, such as Medium Density Residential in Edgehill and Marlbank Farm and Low Density Residential in Marlbank Cove. He noted that although there is a substantial amount of vacant land in the eastern Seaford, Bay Tree Beach, and York Point areas, its development potential is very limited because of its low elevation. He explained that for purposes of subdividing land, the allowable density is based not on gross acreage but on developable acreage, which does not include areas with an elevation at or below four feet. Mr. Cross stated that because of this environmental constraint as well as this area's vulnerability to flooding and storm surges and the fact that Seaford Road is the only one means of ingress and egress, much of this land has been given a Conservation designation, which has also been applied to about 600 acres of land between Seaford Road and Back Creek Road that BP Amoco donated to the Nature Conservancy in 2006 for conservation purposes. Most of the remaining developed and undeveloped properties in Seaford, Dandy, and Waterview are designated Low Density Residential in recognition of similar constraints and their proximity to the Chesapeake Bay and its tributaries.

Mr. Cross stated that the Waterview area has been home to the County's heavy industrial base since the construction of the Amoco oil refinery and the VEPCO Yorktown Power Station in the 1950s, both of which were zoned Heavy Industrial on the original Zoning Map and have been designated General Industrial ever since. He reminded the members that the draft Economic Development element of the Comp Plan speaks of the need to maximize the economic use of infrastructure at the former refinery property, which is now owned by Plains Marketing. Mr. Houghland asked if there would be any advantage to redesignating the area as Economic Opportunity. Mr. Cross responded that he didn't think so because the Economic Opportunity designation does not provide for the kinds of heavy industrial uses that would be desirable in this area, and there is nowhere else in the County where heavy industry could go. Mr. Cross stated that other industrially designated land in this area includes the York River Commerce Park and Victory Industrial Park on Old York-Hampton Highway.

Mr. Cross stated that in the 2005 Plan, a Mixed Use overlay designation was established around the intersection of Route 17 and Ft. Eustis Boulevard because of its central location at the intersection two arterial highways and the proximity of commercial frontage to high-density housing areas, all of which were felt to create the potential for a pedestrian-oriented mix of uses anchored by commercial development at each of the four quadrants comprising the intersection. Since then, he stated, the Nelson's Grant mixed-use development was approved in 2010 and Yorktown Crescent was also approved as a mixed-use development in 2011. He noted that in the northwest quadrant of the intersection there is a 13-acre undeveloped tract that is designated General Business and owned by a residential developer, and he stated that the overlay designation could potentially open the door to residential development on this property. Mr. Brooks said he is surprised that the acreage in front of Patriots Square shopping center has not yet been developed. Mr. Cross responded that there might be some deed restrictions in place that prohibit various commercial uses on the property.

Mr. Seiter asked about the impact of wetlands on land use. Mr. Cross responded that non-tidal wetlands are another environmental constraint that limits developability in Seaford and other areas and reduces the allowable lot yield on residential property. He added that another constraint is the Chesapeake Bay Resource Protection Area (RPA) buffer that is required along perennial streams that feed into the Chesapeake Bay, which he said greatly reduces the developability of land in York Point, Bay Tree Beach, and eastern Seaford. He explained that in most cases, construction is not allowed in the RPA, although it is possible to apply for a waiver to reduce the width of the buffer. Mr. Seiter explained that he raised the question because he sees these features as major constraints on land use in the County. Mr. Cross said that is correct and that not only is there a dwindling supply of land but much of what is available has limited development potential. Mr. Spencer added that a lot of inland properties may appear to be developable but are found to have jurisdictional wetlands as defined by the Army Corps of Engineers.

Mr. Cross stated that there is a Mixed Use overlay designation surrounding the Grafton Drive/Route 17 area. He stated that in 1996 the County commissioned a *Route 17 Corridor Master Plan* that identified this area as a potential "village center" because of its central location and proximity to commercial and high-density residential development, all of which were felt to create the potential for a pedestrian-oriented mix of uses. He added that mixed-use development has not materialized in that area, although several years ago there was a mixed-use proposal that was eventually withdrawn by the applicant.

Mr. Myer asked what kind of impact a third airport runway, if one were built sometime in the future, would have on land use. Mr. Cross responded that most of the land around the airport has been designated Limited Industrial in order to preserve the possibility of future runway expansion. He noted that the Executive Director of Newport News-Williamsburg Airport addressed the Committee at a previous meeting and had indicated that it is not currently pursuing any significant runway expansion. Mr. Cross added that it might be necessary to reconsider the industrial designation that has been placed on the residential properties on Oriana Road that the airport had previously earmarked for acquisition. He explained that the current situation has caused problems in recent years from a zoning standpoint

because these parcels are only 20,000 square feet in size, which is too small for most industrial uses, but were rezoned Limited Industrial based on the assumption that the airport was going to purchase them as it had indicated. He stated that now that the airport is no longer planning on acquiring these parcels, the owners are left with few realistic options since the only prospective purchasers are interested in building a single-family detached home, which is not allowed under the industrial zoning. In addition, he noted, the airport owns several hundred acres of land extending all the way from Oriana Road to Denbigh Boulevard that are designated Limited Industrial in recognition of the potential future airport expansion and also to provide opportunities for industrial uses that would benefit from being in close proximity to the airport. He stated that about half of that property has been declared surplus by the Peninsula Airport Commission, and Newport News Waterworks is working to acquire that land and incorporate it into the watershed for Harwoods Mill Reservoir, in which case the property would probably need to be redesignated Conservation.

Mr. Cross called the Committee's attention to a vacant area along the Newport News city line south of Denbigh Boulevard that is designated High Density Residential based on a rezoning application for 151 homes that was approved in 1995. He stated that this was in conjunction with another rezoning application for 400 units on the north side of Denbigh Boulevard, and that in order to increase the lot yield, the developer, Lewis McMurrin, engineered a boundary line adjustment between the County and the City of Newport News roughly fifteen years ago that resulted in moving that project into Newport News, where he could get a much higher-density development approved. Mr. Hill asked if that was an annexation or a voluntary boundary line adjustment. Mr. Cross responded that it was a voluntary agreement between the two localities. Mr. Roane asked how the adjustment benefited the County. Mr. Cross responded that some property near the Naval Weapons Station was shifted from Newport News into the County and that as part of the arrangement, the developer agreed to amend the rezoning on the south side of Denbigh Boulevard from an affordable housing project to a senior housing project, thereby preventing the County from having to send school buses almost all the way to the city line to serve a single housing development. He added that he believes the developer agreed to extend utilities down Denbigh Boulevard in the County.

- **Grafton-Dare**

Mr. Cross stated that he had already covered some of the Grafton-Dare area in the previous discussion. He stated that a lot of the residential land use patterns are similar, with higher intensity development toward the west and lower densities in waterfront areas. He said that one of the larger vacant parcels is the 140-acre McDonald property located on Yorkville Road, which is designated Low Density Residential. Chairman King stated that there are access limitations and a large wetland area in the middle of the property. Mr. Cross added that many years ago, the County was looking at it as a possible school site, but it was rejected because most of it is wetlands and also because of its location in the approach zone for Newport News-Williamsburg Airport. He added that the wetlands significantly reduce the possible lot yield for this parcel, and that years ago there was a very preliminary drawing of a possible 45-lot subdivision on the property.

Other Business

Chairman King stated that at the land use public forums, some citizens expressed a concern to him about the lack of neighborhood parks in residential neighborhoods. He noted that the MAC is a great facility but not easy for most people to walk to. Mr. Myer responded that his understanding is that most new subdivisions have parks and recreational amenities. Mr. Cross said that is true but the concern had to do with the lack of parks that are accessible to the general public. Ms. Myers said she didn't see how that concern could be addressed through the Land Use Map. Chairman King said that is true but that it could be addressed in the Public Facilities element of the Comp Plan.

Mr. Spencer stated that he arrived after the meeting notes had been approved. He asked that they be amended to indicate that when he stated that the Mixed Use overlay designation in the Skimino area should be removed, he was referring only to the Fenton Mill property that his company is developing and not to any property owned by anyone else. Ms. Myers moved that the meeting notes be approved, and the motion passed unanimously.

Citizen Comments

Chairman King opened the floor for citizen comments. Ron Struble stated that he has followed the Committee's discussions regarding the Mixed Use overlay designation for months and that he sees several issues. He stated that his research indicates that the designation does indeed increase property values in these areas. He added that he liked Mr. Rizzio's comments on the topic and that he agreed with what Mr. Cross said regarding the fact that the designation gives developers an advantage in getting residential projects approved, which he said he has seen firsthand in his discussions with developers. Mr. Struble suggested that instead of designating specific areas for mixed-use development, the Comp Plan should identify specific conditions that should be met in order for such development should be considered in any given area. He stated, for example, that he thinks the Marquis would be a good place for mixed-use development and that the Lightfoot area would not because of the low population density and the road network. In addition, he stated that the County should preserve those remaining areas that are designated Economic Opportunity and not allow them to be developed residentially. Lastly, he cautioned that the sale of the Egger tract is going to place tremendous development pressure on the Lightfoot Road area. Chairman King thanked Mr. Struble for his comments.

Other Business

Chairman King stated that the next meeting would be Wednesday, February 2, 2022. He stated that at the meeting, he would like to discuss the last remaining area of the County, which is Tabb, and then go through the entire future Land Use Map one more time to make sure the members are in agreement with the recommendations being made, especially since several members were not present at tonight's meeting.

Adjournment

The meeting was adjourned at 7:02 p.m.