



COMPREHENSIVE PLAN FUTURE LAND USE MAP
CHANGE APPLICATION

For Internal Use: Date Received: April 30, 2014 LU: 0004, 2014

To the Planning Commission and Board of Supervisors of James City County, Virginia:
I (We), the undersigned do hereby respectfully make application and petition the Governing Body of James City County, Virginia, to amend the Comprehensive Plan Land Use Map as hereinafter requested, and in support of this application, the following facts are shown.

**Please see the attached Land Use Designation Change Application Resources document for websites where some of the requested information is available.*

1. Property Information

a. Property address(es): 4450 Powhatan Parkway

b. The property is owned by Powhatan Land Enterprises, LLC as evidenced by deed from Powhatan Enterprises, Inc. recorded in Book last # 060025419, Page _____, Registry of James City County, Virginia.

c. Parcel ID(s): 383010001

d. Is site inside Primary Service Area? Yes No

e. Current Zoning: RB RURAL RESIDENTIAL

f. Is the property in a FEMA Flood Zone? Yes No

g. Gross property acreage: 35.57 ac

h. Estimated net developable property acreage: 23.9 ac

i. This property is currently being used for:

<input type="checkbox"/> Residential	<input type="checkbox"/> Agriculture/forestry	<input type="checkbox"/> Commercial/retail	<input type="checkbox"/> Office
<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Park/open space	<input type="checkbox"/> Institutional

Other: _____

2. Applicant/Contact Information

Name: Stephen Romeo
 Company: VHB, Inc Phone: 757-220-0500
 Address: 351 Mc Laws Circle, Site 3 Fax: _____
Williamsburg, VA 23185 E-mail: sromeo@vhb.com

3. Property Owner Information

Name: Lawrence Beamer
 Company: Powhatan Enterprises Inc Phone: 757-880-6030
 Address: 212 Powhatan Secondary Fax: _____
Williamsburg, VA 23188 E-mail: beamerconstruction@juno.com
 Is there an existing contract of sale or any options to purchase on said property? Yes No

4. Proposal Information (see <http://www.jamescitycountyva.gov/pdf/planning/2009CompPlan/land-use-and-descriptions.pdf> for descriptions of each designation)

<u>a. Current Comprehensive Plan Future Land Use Map Designation (check all that are applicable)</u>	<u>Proposed Comprehensive Plan Future Land Use Designation (check all that are applicable)</u>
<input type="checkbox"/> Rural Lands	<input type="checkbox"/> Rural Lands
<input checked="" type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low Density Residential
<input type="checkbox"/> Moderate Density Residential	<input checked="" type="checkbox"/> Moderate Density Residential
<input type="checkbox"/> Neighborhood Commercial	<input type="checkbox"/> Neighborhood Commercial
<input type="checkbox"/> Community Commercial	<input type="checkbox"/> Community Commercial
<input type="checkbox"/> Limited Industrial	<input type="checkbox"/> Limited Industrial
<input type="checkbox"/> General Industrial	<input type="checkbox"/> General Industrial
<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Mixed Use
<input type="checkbox"/> Park, Public or Semi-Public Open Space	<input type="checkbox"/> Park, Public or Semi-Public Open Space
<input type="checkbox"/> Conservation Area	<input type="checkbox"/> Conservation Area
<input type="checkbox"/> Federal, State or County Land	<input type="checkbox"/> Federal, State or County Land
<input type="checkbox"/> Economic Opportunity	<input type="checkbox"/> Economic Opportunity

b. Is the applicant requesting an adjustment to the Primary Service Area?
 Yes (Addition of property to the PSA Removal of property)
 No

5. Information to Accompany the Application

- a. A vicinity map or property survey clearly marking the property(ies) or portion of the property that is the subject of this application.
- b. A narrative describing future plans for the property use and/or details about the physical development proposed on the property if the land use designation change is granted. Please be as detailed as possible and include specific proposed uses (such as office, retail, apartments, restaurant, single-family homes, etc.), densities, approximate acreages of each use (if applicable), and intensities.
- c. A narrative describing the justification for this amendment. Narrative should address why this land use would be superior to that adopted previously for this property, how it demonstrates a novel idea or concept for land development that was not anticipated or addressed in the previous Comprehensive Plan and how the goals of the Comprehensive Plan could be more effectively met or implemented if the proposed change is approved. Include references to relevant Comprehensive Plan topics, including but not limited to, the project's financial impacts to the County, impact on public schools, transportation, and public services (if any) or superior growth management concept data, inventory, or analysis or other improvements/necessary updates or modifications to the current Comprehensive Plan. Please be as thorough as possible.
- d. Applicant must generally identify wetlands, Resource Protection Areas (RPA), flood zones, historic resources, prime agricultural soils, endangered species, or species of special concern that are known to exist on the property.

PLEASE NOTE: Staff anticipates scheduling meetings with each applicant to help compile the information requested above and ensure each application is complete. If needed, staff may request additional information regarding this application.

6. Optional Information to Accompany Application

- a. Detailed proposed layout or conceptual designs for the property.
- b. Current level(s) of service and Annual Average Daily Traffic for the roadway(s) where your property enters or exits and any major surrounding roadways.
- c. Specific information about trip generation rates including the land use category used as defined by the latest edition of the ITE Trip Generation Manual.
- d. Basic description of surrounding roadways and intersections such as configuration and conditions.

7. The property owner MUST sign this application in order for the application to be processed.

Applicant Signature: Stephen Rombo Date: 4/30/14

Applicant Name (printed): STEPHEN ROMBO

Property Owner Signature: Lawrence E. Beamer Date: 4/30/14

Property Owner Name (printed): LAWRENCE E. BEAMER

LU-0004-2014, 4450 Powhatan Parkway

Total Acreage: 35.57
Current Designation: Low Density Residential
Proposed Designation: Moderate Density Residential
PSA Expansion: No
Current Zoning: R-8, Rural Residential
Current Use: Wooded/Vacant

FORDS COLONY

WINDSORMEADE

POWHATAN SECONDARY

MONTICELLO MARKETPLACE

NEWS ROAD

HUMELSINE PARKWAY

Monticello Ave

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be. If discrepancies are found, please contact the Real Estate Assessment Division of James City County, Mapping/GIS Section.

