

COMPREHENSIVE PLAN FUTURE LAND USE MAP
CHANGE APPLICATION

For Internal Use: Date Received: 4/25/14 LU: 0005-2014

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.

PLANNING DIVISION

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

APR 25 2014

1. Property Information

RECEIVED

a. Property address(es): 133 Powhatan Springs Rd, Wmsbg, VA
23188

b. The property is owned by Powhatan Springs, LLC. as evidenced by deed from _____ recorded in ^{INST} Book 030017190, Page _____, Registry of James City County, Virginia.

c. Parcel ID(s): 4620100009B

d. Is site inside Primary Service Area? Yes No

e. Current Zoning: R8 RURAL RESIDENTIAL

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

g. Gross property acreage: 2.11

h. Estimated net developable property acreage: _____

i. This property is currently being used for:

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

Other: _____

2. Applicant/Contact Information

Name: MARK LAISAND
Company: POWHEATAN SPRINGS, LLC Phone: (757) 876-0471
Address: 128 N. TURNBERRY Fax: (757) 564-0357
WIMSBG, VA 23188 E-mail: marklaisand@hotmail.com

3. Property Owner Information

Name: SAME
Company: _____ Phone: _____
Address: _____ Fax: _____
E-mail: _____

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)

a. Current Comprehensive Plan Future Land Use Map Designation (check all that are applicable)

- Rural Lands
- Low Density Residential
- Moderate Density Residential
- Neighborhood Commercial
- Community Commercial
- Limited Industrial
- General Industrial
- Mixed Use
- Park, Public or Semi-Public Open Space
- Conservation Area
- Federal, State or County Land
- Economic Opportunity

Proposed Comprehensive Plan Future Land Use Designation (check all that are applicable)

- Rural Lands
- Low Density Residential
- Moderate Density Residential
- Neighborhood Commercial
- Community Commercial
- Limited Industrial
- General Industrial
- Mixed Use
- Park, Public or Semi-Public Open Space
- Conservation Area
- Federal, State or County Land
- 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: _____ Date: _____

Applicant Name (printed): _____

Property Owner Signature:  Date: 4.23.14

Property Owner Name (printed): Mark Kaisand

LU-0005-2014, 133 Powhatan Springs Road



Total Acreage: 2.11
Current Designation: Low Density Residential
Proposed Designation: Limited Industrial
PSA Expansion: No
Current Zoning: R-8, Rural Residential
Current Use: Commercial/Retail

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.

1 inch = 193 feet
0 0.0375 0.075 Miles

