



**COMPREHENSIVE PLAN FUTURE LAND USE MAP**  
**CHANGE APPLICATION**

For Internal Use: Date Received: 4/30/14 LU: 0006-2014

**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): 9400 Barnes Road, Toano, VA 23168  
Parcel #0430100017, Legal Description: PT Parkers, Tax Account:513927, RPC#1884  
Subdivision: Map 4-3 Acreage Parcels

b. The property is owned by Hazelwood Farms, LLC as evidenced by deed from Doc #980023823 recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Registry of James City County, Virginia.

c. Parcel ID(s): 0430100017

d. Is site inside Primary Service Area? Yes  No

e. Current Zoning: A-1

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

g. Gross property acreage: 183.14

h. Estimated net developable property acreage: undetermined at the time

i. This property is currently being used for:

<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Agriculture/forestry	<input 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: Please note: I64 splits this property. The smaller portion is in the PSA and the larger portion is not in the PSA. It is the larger portion of the whole property we would like to be considered to be included in the PSA and Mix Use designation.

**2. Applicant/Contact Information**

Name: <u>Debbie Drudge</u>	
Company: <u>Hazelwood Farms, LLC</u>	Phone: <u>757-880-8070</u>
Address: <u>P.O. Box 27</u>	Fax: <u>757-250-3599</u>
<u>Toano, VA 23168</u>	E-mail: <u>debbie.drudge@ptrrealty.com</u>

**3. Property Owner Information**

Name: <u>Hazelwood Farms, LLC</u>	
Company: _____	Phone: <u>757-880-8070</u>
Address: <u>P. O. Box 27</u>	Fax: <u>757-252-3599</u>
<u>Toano, VA 23168</u>	E-mail: <u>debbie.drudge@ptrrealty.com</u>
Is there an existing contract of sale or any options to purchase on said property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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

<b>a. <u>Current Comprehensive Plan Future Land Use Map Designation (check all that are applicable)</u></b>	<b><u>Proposed Comprehensive Plan Future Land Use Designation (check all that are applicable)</u></b>
<input checked="" type="checkbox"/> Rural Lands	<input type="checkbox"/> Rural Lands
<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low Density Residential
<input type="checkbox"/> Moderate Density Residential	<input 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 checked="" 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**

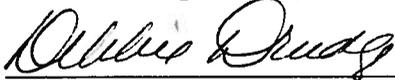
- a. A vicinity map or property survey clearly marking the property(ies) or portion of the property that is the subject of this application.
- b. A narrative describing future plans for the property use and/or details about the physical development proposed on the property if the land use designation 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.***

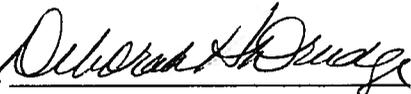
**6. Optional Information to Accompany Application**

- 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:  Date: April 15, 2014

Applicant Name (printed): Debbie Drudge

Property Owner Signature:  Date: April 15, 2014

Property Owner Name (printed): Deborah H. Drudge  
Hazelwood Farms, LLC, Manager

April 23, 2014

Ms. Tammy Rosario  
Principal Planner, James City County  
101 Mounts Bay Road  
Williamsburg, Virginia 23185

Dear Ms. Rosario:

I have enclosed a copy of our Application to the Comprehensive Plan to amend the location of the PSA and extend the Mixed Use designation on a piece of our property.

I know the applications "eventually" get to you, however, I feel this is so important it should go straight to you. I have gone through the proper channels and submitted an application like it's supposed to be done. *This is your copy.*

I hope you would look at this with New Eyes. My Dad, R.M. "Sam" Hazelwood, always thought this property was special. Not because he grew up on it, but its perfect location. He thought this way even before I64 was built. But, subsequent to I64 being built he knew this property was the perfect location for James City County's Economic Development.

My brothers and I knew of Dad's desire for this property. We are dedicated to see his desires through to the end. We would appreciate the opportunity to discuss with you how we can work together to get this accomplished.

Thank you so much for your valuable time. I look forward to hearing from you soon.

Sincerely,



Debbie Drudge

757-880-8070

P. O. Box 27  
Toano, VA 23168

Thank you for this opportunity to address the issues as they are related to

9400 Barnes Road, Toano, Virginia.

1. Hazelwood Farms, LLC is the present owner of this parcel of land.
2. In December 1998 R. M. Hazelwood, Jr. deeded it to Hazelwood Farms, LLC.
3. This is 1 of 6 parcels owned by Hazelwood Farms, R. M. Hazelwood, Jr. Revocable Trust, and R. M. Hazelwood, Jr. Irrevocable Trust.
4. This whole tract of land runs the length of Route 30 (Barhamsville Road) from Old Stage Road to Barnes Road on the south side of Stage Road known by some as *Stage Road Farms*.
5. This particular parcel is divided by Interstate 64 (small portion north of I64 and a much large remaining portion south of I64)

Issues:

Change ALL 9400 Barnes Road designation to Mix Use

1. This is the only one out of the six that does not have a designation of Mixed Use on the ENTIRE parcel.
2. Only a portion of the north of I64 is designated Mixed Use.
3. The south of I64 is designated Rural when the abutting property is Mixed Use.

See Map for the Comprehensive Plan 2009. It shows the division on I64 and Mixed Use area

Change ALL 9400 Barnes Road to be in the PSA

1. North of I64 portion of parcel is in the PSA
2. South of I64 portion is "cut out" of the PSA
3. All abutting property is in the PSA (except the Upper County Park)  
See Map for Primary Service Area (PSA).

## **Robert M. Hazelwood's vision for Stage Road Farm.**

Sam always loved James City County; its diversity, its people, its place in history. The "farm" is the only home he ever knew. He was very proud to be a sixth generation son of James City County, and to live on the family's Stage Road Farm, a Century Farm recognized by the Commonwealth of Virginia. He never saw his home county as a Richmond, Norfolk, Charlotte, Chicago, or any other "big" city.

James City County had its own special place in his heart. That is what motivated Sam when he contacted the Busch family and pitched Busch Gardens. That is what motivated Sam when he contacted the City of Newport News and pitched Little Creek Reservoir. And when Stonehouse Elementary needed a place to build, he gave it a home. Sam was always thinking ahead, foreseeing the future for the Good of the County. His county; his home.

Sam wanted something great for this end of the county. Sam wanted something that would benefit the whole county, and its people. He saw a multitude of uses for this land, but mostly he saw a Destination Place, of which all county residents would be proud. A place where they could work, play, or shop and eat. A place to invite their out-of-county friends and family to come and enjoy. A place that ALL people would want to experience! He always said "This end of the county is made up of Working People." A place for them for them to work. Let's look into the future and see how this property could be best put to use to generate income for the residents of JCC as well as the county itself. For example, think how easy it would be to locate a Sports Complex at the lower end of the property right next to Upper County Park. Such a complex would benefit all the county and could be a place where championship competition could be played. It would be situated at I64 Exit 227, 35 minutes from 2 major airports, only minutes from Williamsburg, Richmond and Tidewater. On the property there could be light industry making flags, uniforms, baseballs, ball point pens or virtually anything. They would need businesses to ship their goods, creating UPS/FEDEX storefronts or a U.S. Post Office. People will need someplace to eat; there could be Applebee's, Moe's, Tripp's, or maybe a Ruth's Chris. All the employers and employees will need someplace to bank. And on and on. Activity begets activity. A sleepy plot of rural land can awaken to become a viable, bustling center of economic development for James City County. But currently, it can't be done. No one will receive these benefits. All because it is outside of the PSA and its not designated Mix Use.

Your application suggested the inclusion of a "Narrative describing future plans for the Property". The possibilities are endless. Stage Road Farm is comprised of several contiguous parcels that are divided by Interstate 64; with a total acreage exceeding 400 acres. This is one of the last interchanges along I-64 that has not been developed between Newport News and Richmond. Approximately 60% of the acreage is located on the west side of I-64 with its western border along Barnes Road. The division of I-64 lends itself to utilizing two separate properties that can complement each other in the development of an orderly land use for this area.

The goal, as we see it, is to develop a multi-use plan that achieves the following:

- Provides good paying skilled jobs.
- Produces tax revenue that far exceeds the current revenue stream.
- Does not necessarily create a burden on the county services; such as fire/police protection or the need for additional schools.
- Provides adequate rights of way for future road upgrades for Barnes Road and Old Stage Road.

The location has economic characteristics that enhance multi-use development considering I-64 access, 35 minutes to the Richmond market and airport, 35 minutes to Newport News market and airport, close proximity to the port terminals and rail access. These very desirable characteristics will help to attract new business (both foreign and domestic) to James City County.

We do know that with the present zoning and mixed use designations it is difficult, if not impossible, to suggest anything on this property in its current status. More importantly, it would be difficult to market this property to a potential buyer with the present PSA and zoning designations. If the county will work with us and give guidance as to what the county believes to be the *Best Use* of this land with our proposed changes to the present PSA and zoning designations, we look forward to working with you for the future of James City County.

The Hazelwood Family, represented by:

R. M. Hazelwood, III, Larry L. Hazelwood and Deborah Hazelwood Drudge

# James City County, Virginia

April 10, 2014

**Parcel ID** 0430100017  
**Tax Account** 513927  
**RPC#** 1884  
**Property Address:** 9400 BARNES ROAD  
TOANO, VA 23168-8911  
**Subdivision:** Map 4-3 Acreage Parcels  
**Owner's Name:** HAZELWOOD FARMS LLC  
**Mailing Address:** P O BOX 27  
TOANO, VA 231680027

## General Information

<b>Zoning:</b>	A1 General Agricultural	<b>VA Senate District:</b>	3
<b>Property Class:</b>	106, Agricultural 100+ acres	<b>VA House District:</b>	96
<b>Legal Acreage:</b>	183.14	<b>Election District:</b>	Stonehouse
<b>Legal Description:</b>	PT PARKERS	<b>Voting Precinct:</b>	Stonehouse A
<b>Primary Service Area:</b>	No	<b>Polling Place:</b>	Hickory Neck Episcopal Church
		<b>Census:</b>	804.01

## Schools

**Elementary School:** Stonehouse  
**Middle School:** Toano  
**High School:** Warhill

## JCSA Utilities Available for Connection

**Water:** No Data  
**Sewer:** No Data

To confirm utility information please contact JCSA at 757-229-7421

## Assessment Information

Valuation as of:	January 1, 2012	January 1, 2013	January 1, 2014
<b>Effective for Billing:</b>	July 1, 2012	July 1, 2013	July 1, 2014
<b>Land Value:</b>	\$1,951,500.00	\$1,951,500.00	\$1,951,500.00
<b>Improvement Value:</b>	\$.00	\$.00	\$.00
<b>Total Value:</b>	\$1,951,500.00	\$1,951,500.00	\$1,951,500.00

## Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/Pg
HAZELWOOD, R M JR	12/9/1998	\$.00	980023823
SLATER, W A	1/1/1972	\$.00	0
No Data	No Data	\$.00	No Data

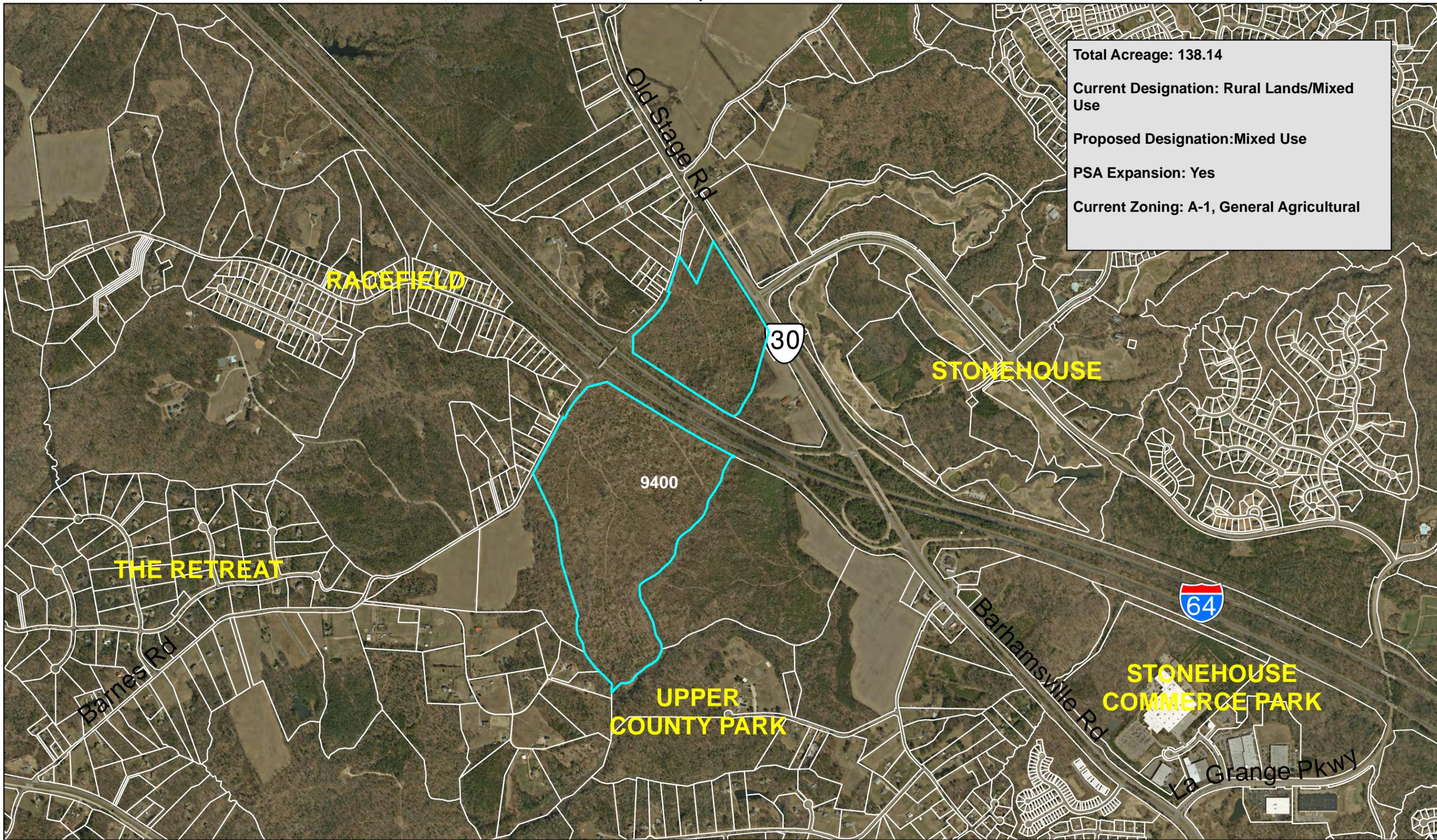
## Improvements

**Year Built:** No Data  
**Stories:** No Data

Square Footage		Rooms		Construction	
<b>Finished (Above Grade):</b>	No Data	<b>Total:</b>	No Data	<b>Foundation:</b>	No Data
<b>Basement:</b>	No Data	<b>Bedrooms:</b>	No Data	<b>Exterior:</b>	No Data
<b>Attached Garage:</b>	No Data	<b>Full Baths:</b>	No Data	<b>Central A/C:</b>	No Data
<b>Detached Garage:</b>	No Data	<b>Half Baths:</b>	No Data	<b>Out Buildings:</b>	No Data
<b>Enclosed Porch:</b>	No Data				
<b>Open Porch:</b>	No Data				
<b>Deck:</b>	No Data				

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof. as James City expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

# LU-0006-2014, 9400 Barnes Road



**Total Acreage:** 138.14  
**Current Designation:** Rural Lands/Mixed Use  
**Proposed Designation:** Mixed Use  
**PSA Expansion:** Yes  
**Current Zoning:** A-1, General Agricultural

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.

