

APR 29 2014

RECEIVED



COMPREHENSIVE PLAN FUTURE LAND USE MAP
CHANGE APPLICATION

For Internal Use: Date Received: 4/29/14 LU: 0007-2014

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): 8515 Pocahontas Trail, Williamsburg, Virginia 23185
8581 Pocahontas Trail, Williamsburg, Virginia 23185
101 Busch Service Road, Williamsburg, Virginia 23185

b. The property is owned by Xanterra Kingsmill, LLC as evidenced by deed from Busch Properties, Inc. recorded in Book Instrument # 100015441*, Page _____, Registry of James City County, Virginia.

c. Parcel ID(s): 5230100111, 5230100111A and 5230100111B

d. Is site inside Primary Service Area? Yes No

e. Current Zoning: M-1 *and correction deed recorded as Instrument 100017752)

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

g. Gross property acreage: 349.4

h. Estimated net developable property acreage: Approximately 88

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 type="checkbox"/> Vacant	<input type="checkbox"/> Park/open space	<input type="checkbox"/> Institutional

Other: The property is currently being used, and has since the early 1990's has been used, as the Woods golf course and operated as a part of the Kingsmill Resort.

2. Applicant/Contact Information

Name: Vernon M. Geddy, III

Company: Geddy, Harris, Frank & Hickman, LLP Phone: 757-22-6500

Address: 1177 Jamestown Road, Williamsburg, VA Fax: 757-229-5342

E-mail: vgeddy@ghflaw.com

3. Property Owner Information

Name: _____

Company: Xanterra Kingsmill, LLC Phone: _____

Address: 6312 S. Fiddlers Green Circle, Ste. 600 N Fax: _____

Greenwood Village, CO 80111 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: 4-28-14

Applicant Name (printed): Xanterra Kingsmill, LLC

Property Owner Signature:  Date: 4-28-14

Property Owner Name (printed): Xanterra Kingsmill, LLC

COMPREHENSIVE PLAN FUTURE LAND USE MAP CHANGE APPLICATION

Section 5. Information to Accompany the Application

- a. Vicinity map – attached

- b. The future plans for the property, assuming changes to the Comprehensive Plan land use designation and zoning district have been approved, are to redevelop 4 of the existing Woods Golf holes (holes numbers 12 through 15) and to then introduce 81 single family homes generally as shown on the conceptual plan attached hereto.

- c. The lands are currently zoned M-1 (industrial) and are used for a golf course under a special use permit issued by the County in the early 1990s. The applicant intends to continue to operate the Woods course as a part of the Kingsmill Resort and the Club at Kingsmill indefinitely. The adjacent Kingsmill planned residential community is designated Low Density Residential on the 2009 Comprehensive Plan and has been developed under the County's R-4 zoning district. The applicant believes that there is no realistic possibility that the property will ever be put to an industrial use and that it is appropriate to make the Comprehensive Plan land use designation of the property consistent with the balance of the Kingsmill resort and community.

- d. Constraints – see attached maps. The adjacent Grove Creek watershed contains wetlands and sensitive natural resources. The SUP under which the course is operated contains conditions ensuring the course is operated in an environmentally sensitive manner.

Section 6. Optional Information to Accompany the Application

- a. See Conceptual Plan attached hereto.
- b. – d. See the Traffic Impact Study previously submitted with case Z-0003-2013/MP-0001-2013

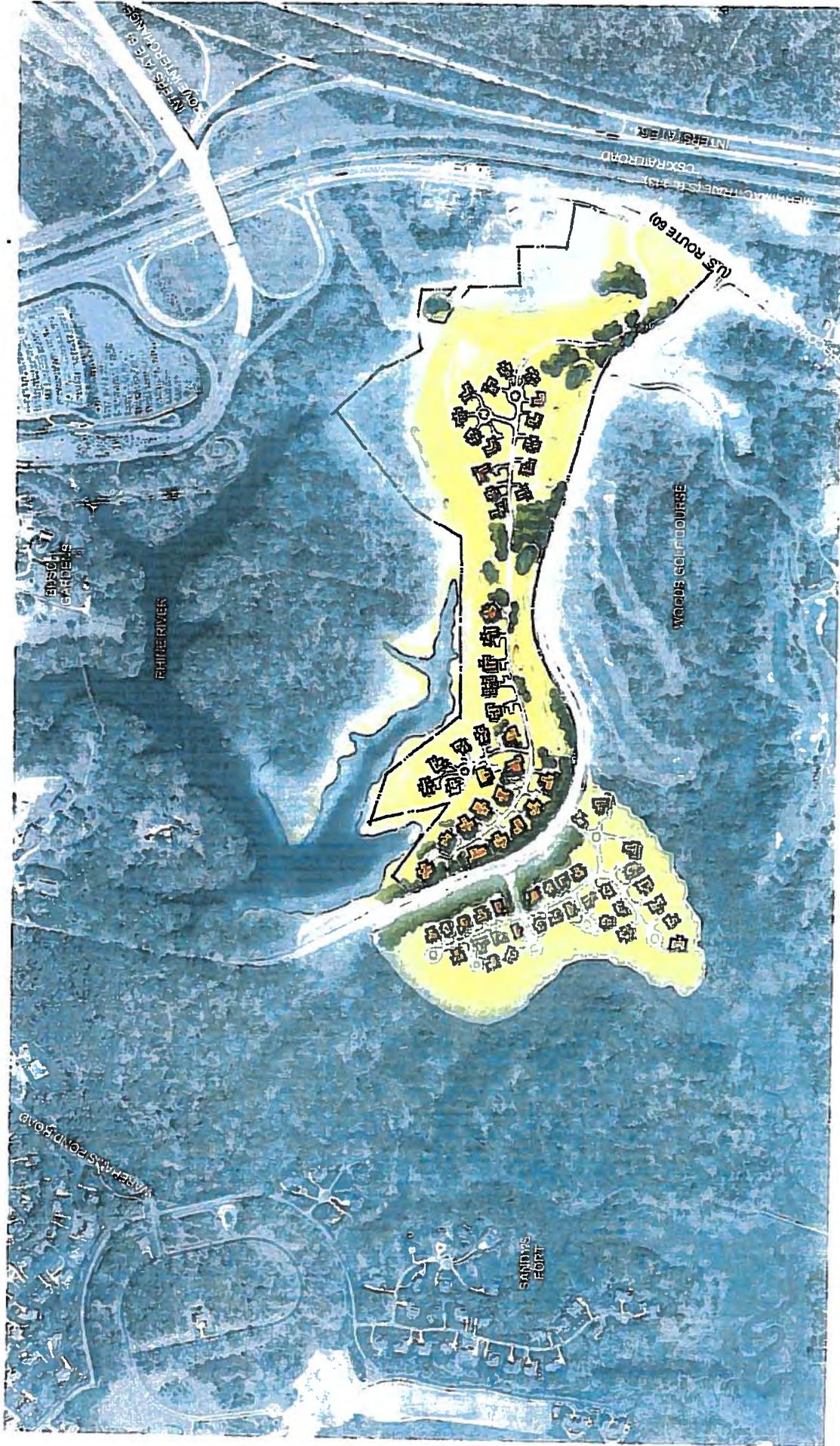


EXHIBIT 9D



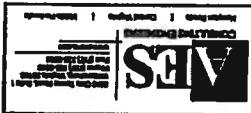
ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN



WOOD'S GOLF COURSE
KINGSMILL
Resort
WILLIAMSBURG, VA

WILLIAMSBURG DEVELOPMENT

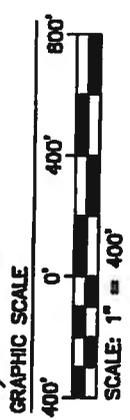
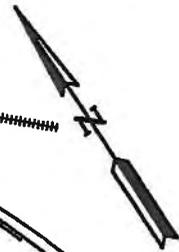
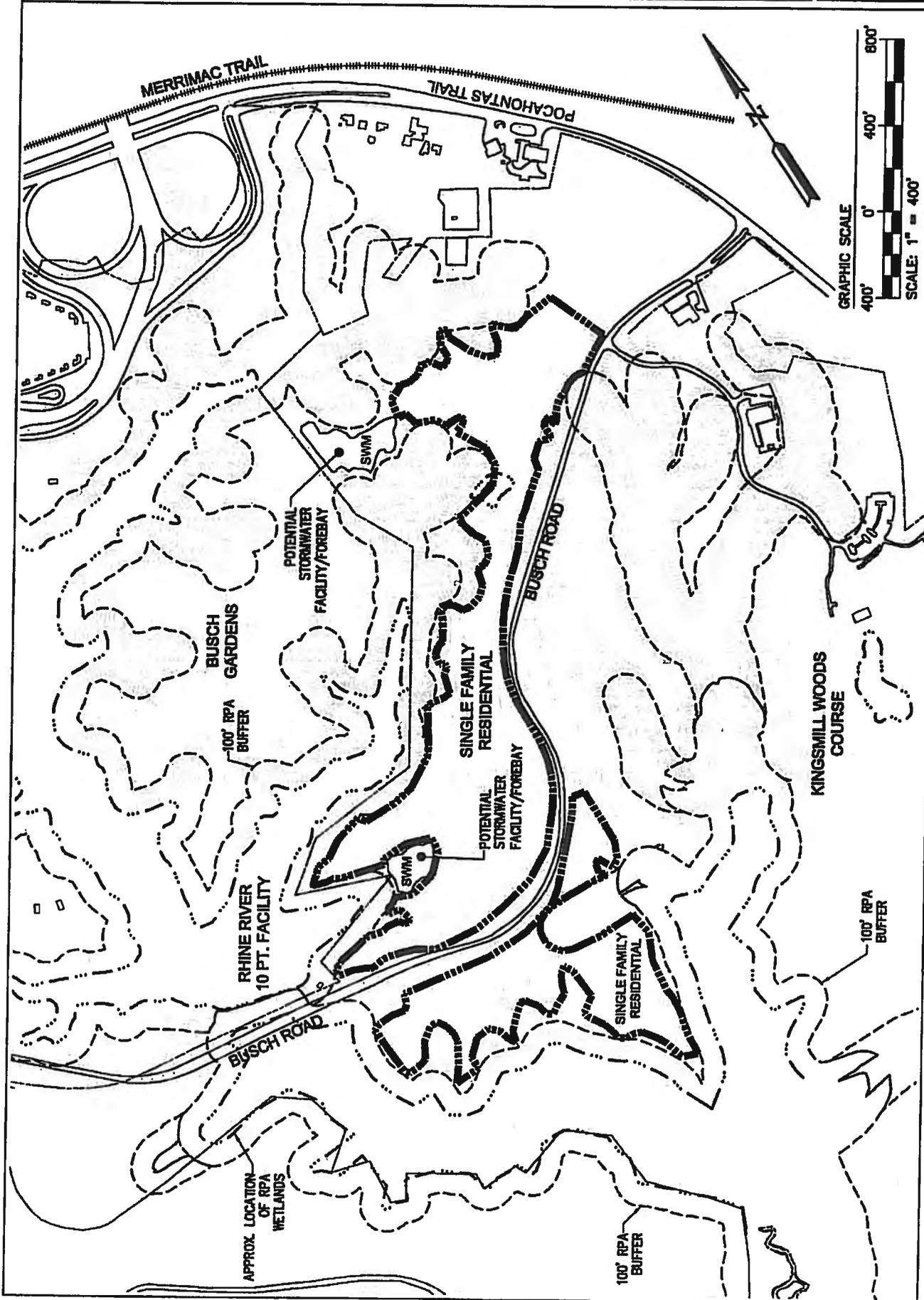
NO.	DATE	BY	REVISION



KINGSMILL WOODS COURSE STORMWATER MASTER PLAN
 PROJECTS DISTRICT JAMES CITY COUNTY VIRGINIA

PROJECT NO.	DATE	BY	DATE

STORMWATER MANAGEMENT MASTER PLAN
 EXHIBIT 5



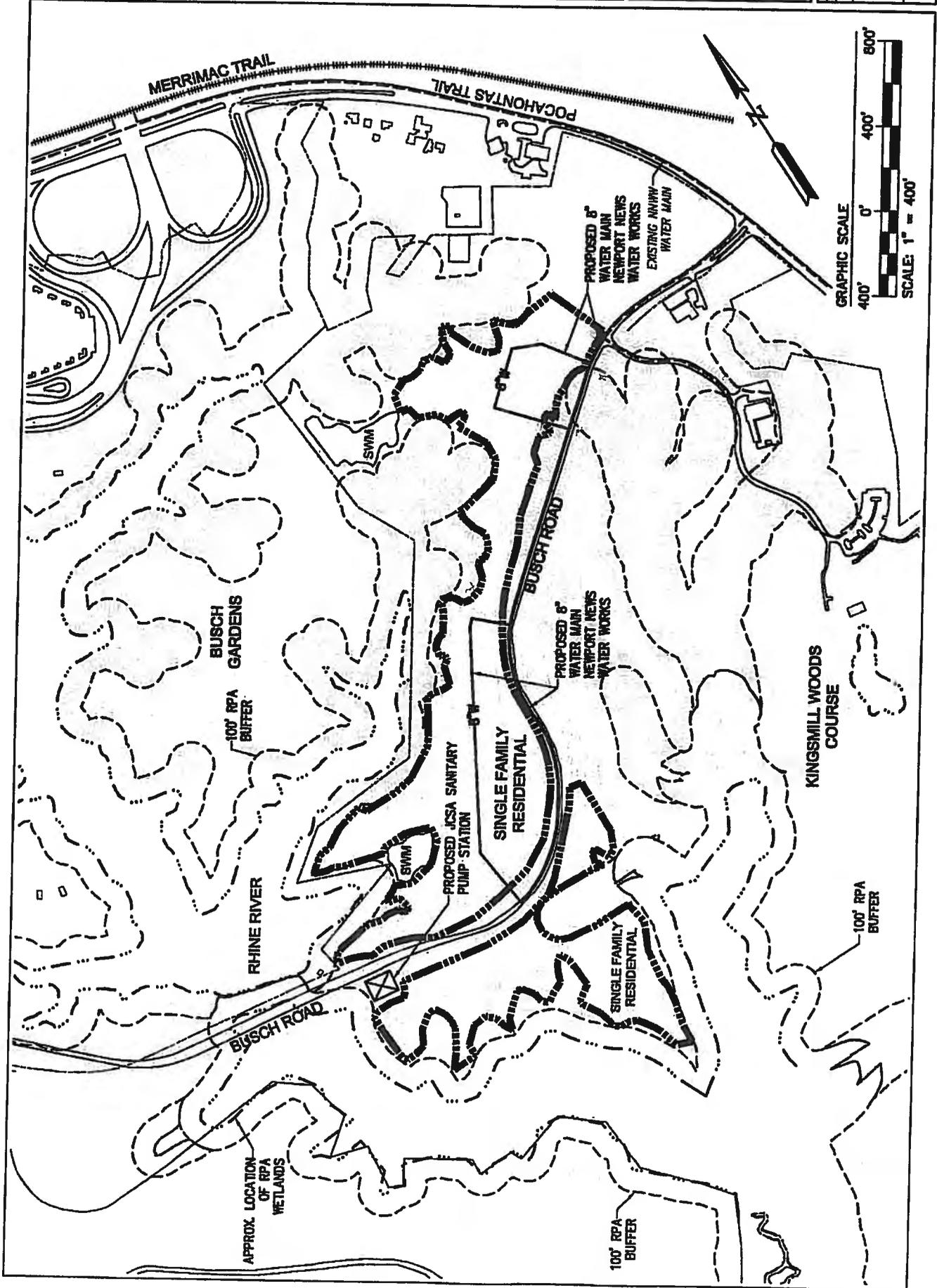
NO.	DATE	DESCRIPTION



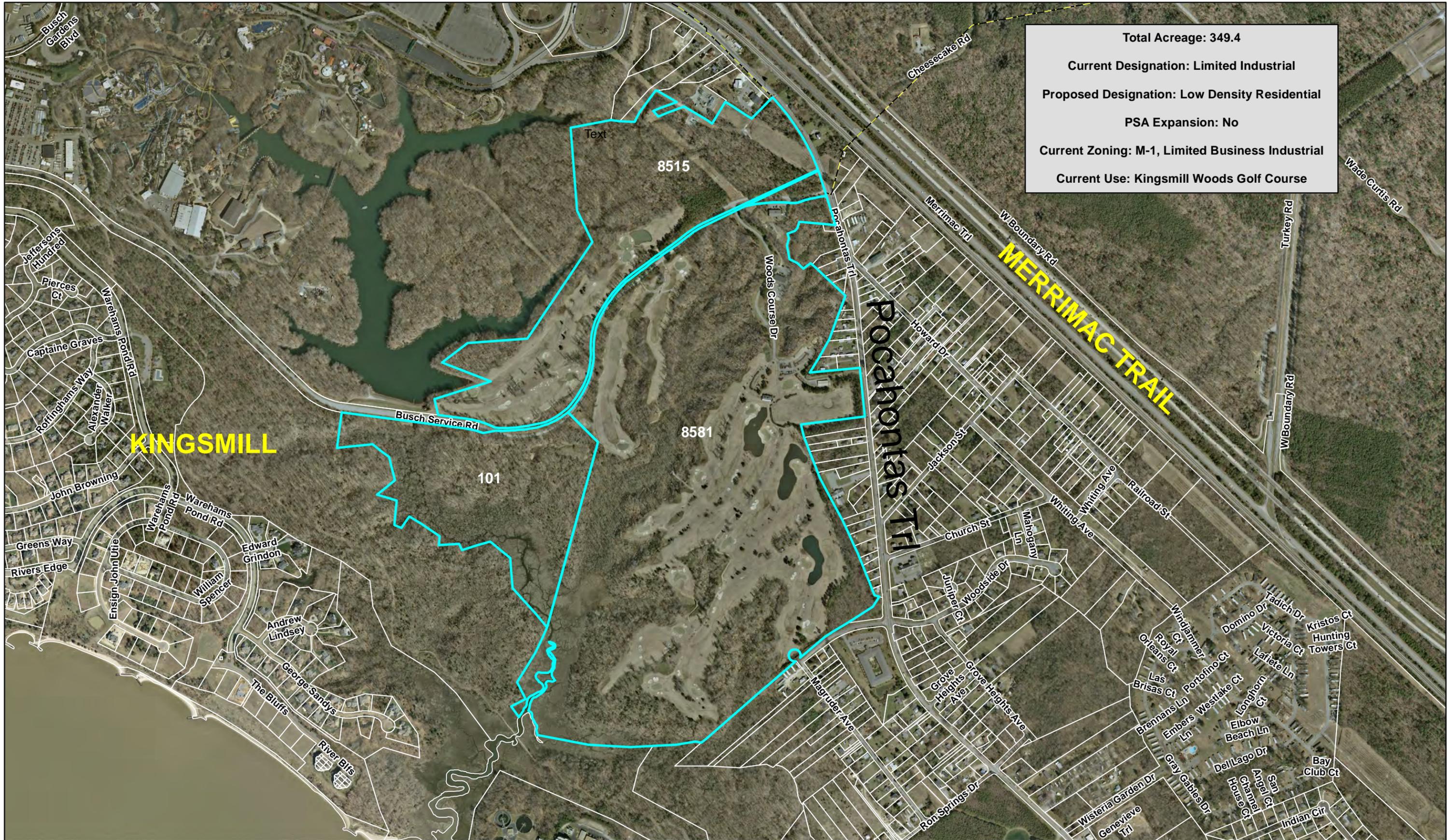
KINGSMILL WOODS COURSE UTILITY MASTER PLAN

PROJECT NO.	DATE	SCALE

EXHIBIT 6



LU-0007-2014: 8515 Pocahontas Trail, 8581 Pocahontas Trail, 101 Busch Service Road



Total Acreage: 349.4
Current Designation: Limited Industrial
Proposed Designation: Low Density Residential
PSA Expansion: No
Current Zoning: M-1, Limited Business Industrial
Current Use: Kingsmill Woods Golf Course

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.

