



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

For Internal Use: Date Received: May 1, 2014 LU: 0002-2014

**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): 8491 Richmond Road----Toano, VA 23168  
Taylor Farm

b. The property is owned by Beverly T. Hall, Barbara T. McKown -Co Excutors as evidenced by deed from Estate of Lonell Taylor recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Registry of James City County, Virginia.

c. Parcel ID(s): 1210100032

d. Is site inside Primary Service Area? Yes  No  ONLY 6 ACRES

e. Current Zoning: Rural Land in PSA OF 217.9

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

g. Gross property acreage: 217.9 Acres

h. Estimated net developable property acreage: \_\_\_\_\_

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: Mixed Use on small portion of the frontage along Richmond Road, rear of property in rural land  
9 owners---Chris Taylor, Randy Taylor, Judy Taylor, Wendy Brown, Kathy Rhind, Todd Taylor, Matt Taylor and Ethel Taylor

**2. Applicant/Contact Information**

Name: Beverly T. Hall

Company: \_\_\_\_\_ Phone: 757-566-0829

Address: 8509 Richmond Road Fax: \_\_\_\_\_

Toano, VA 23168 E-mail: bthjfh@cox.net

**3. Property Owner Information**

Name: On Behalf of Taylor Estate - Beverly T. Hall

Company: \_\_\_\_\_ Phone: 757-566-0829

Address: 8509 Richmond Road Fax: \_\_\_\_\_

Toano, VA 23168 E-mail: bthjfh@cox.net

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. <u>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 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 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

**ADD ALL PROPERTY TO PSA all 217.9 Acres**

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**

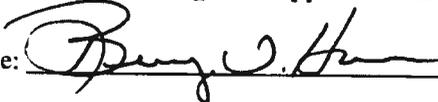
- a. A vicinity map or property survey clearly marking the property(ies) or portion of the property that is the subject of this application.
- b. A narrative describing future plans for the property use and/or details about the physical development proposed on the property if the land use designation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

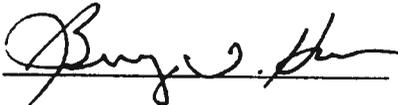
**6. Optional Information to Accompany Application**

- 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: 4/15/14

Applicant Name (printed): Beverly T. Hall

Property Owner Signature:  Date: 4/15/14

Property Owner Name (printed): Beverly T. Hall

The current land use designation is Mixed Use along a small portion of the frontage along Richmond Road; Low Density Residential for the remainder of the property inside the PSA and the rear two thirds of the property is Rural Land.

A small portion (6 acres) of the frontage is zoned B-1, General Business; the remaining 210 acres of the parcel is zoned A-1, General Agricultural. Public water and sewer are available, not served at this time. If you look at the current PSA map from Williamsburg to Toano the PSA is in a straight line until you get to this property.

If you take a look at the property you will see it is INCONSISTENT with all the surrounding properties! All the properties on each side Anderson's Corner Vet, Judy Taylor, Alan Owens, James Hall, Toano Contractors, Whitehall, and Ware's all are in the PSA and zoned business or mixed used. . I would call this spot zoning and INCONSISTENT.

The rationale in the past of Planning Commission used is that Anderson's Corner is one of the few remaining areas in the PSA with significant rural agricultural vistas. To accomplish this, significant amounts of open land and farm fields should be preserved along with agricultural and rural structures in a manner that creates a traditional rural village surrounded by PERMANENTLY protected farm fields, I believe it too late!!!! Just look around you have from Toano west Greystone, Hankins Industrial Park, Toano Business Center, Nick's Lawn & Garden, Anderson's Corner Vet, Whitehall, Toano BP, Stonehouse Commerce Park and Michelle Pointe. The word PERMANENTLY means forever, to remain the same, without change, always, endures throughout so that means all my family can do is pay taxes. I have asked this many times, but who is going to farm this property in the next ten years? They are no large farms in JCCI At the present time we are leasing the farming rights to a farmer in New Kent who is in his sixties.

Please make this property at 8491 Richmond Road, Toano, CONSISTENT with the surround properties!!!!

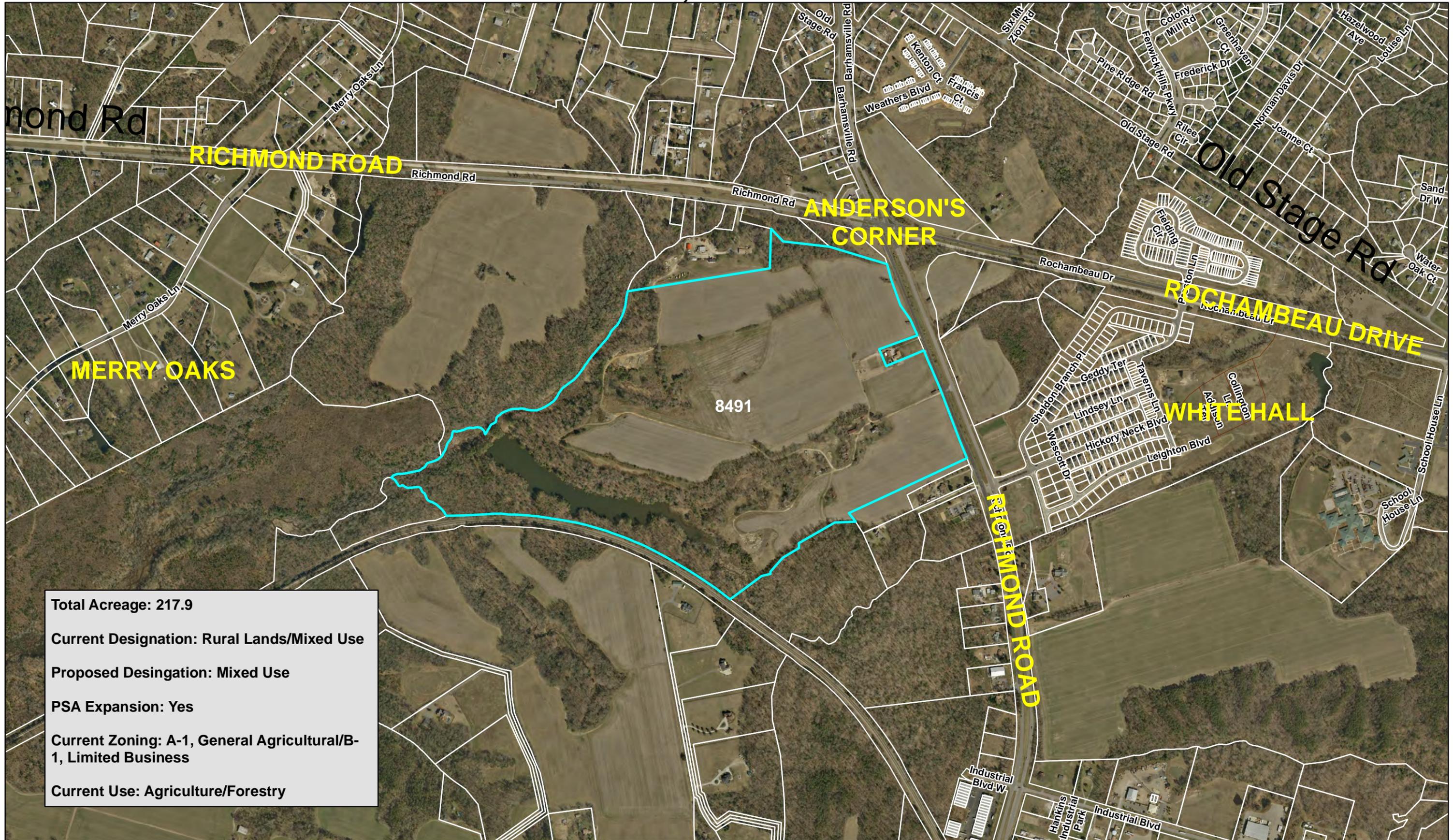
On behalf of the Taylor family we would greatly appreciate you putting all of this property into the PSA.

Thanks and if you need any other info or would like to discuss please give me a call

Beverly Taylor Hall

757-566-0829

# LU-0002-2014, 8491 Richmond Road



**Total Acreage: 217.9**  
**Current Designation: Rural Lands/Mixed Use**  
**Proposed Desingation: Mixed Use**  
**PSA Expansion: Yes**  
**Current Zoning: A-1, General Agricultural/B-1, Limited Business**  
**Current Use: Agriculture/Forestry**

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.

