

Group 2  
Housekeeping Items – New Town Area

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This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission Working Group, Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

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**MEETING INFORMATION**

Group: Planning Commission Working Group Date: November 20, 2014

**SUMMARY FACTS**

Applicant: James City County

Property Owner: Various (see attached)

Property Address(es): Various (see attached). Proposal is generally located within Ford's Colony, Section 30 (Southport) and parcels along WindsorMeade Way.

Tax Map #: Various (see attached)

Size: Approximately 73 acres in Southport  
Approximately 128 acres in WindsorMeade area (only a portion of these properties are proposed to change Land Use designation)

Inside PSA: Yes

Zoning: R-4, Residential Planned Community (Southport)  
MU, Mixed Use (WindsorMeade area)

Current Land Use Designation(s): Mixed Use (Southport)  
Low Density Residential and Mixed Use (WindsorMeade area)

Proposed Land Use Designation: Low Density Residential (Southport)  
All Mixed Use (WindsorMeade area)

Current Property Use (per applicant): Single-family detached residential (Southport)  
Mix of commercial and continuing care retirement community (WindsorMeade area)

Proposed Property Use: Same as current.

Requesting Extension of PSA: No

Water or Sewer Availability: Public (JCSA) water and sewer exists.

Watershed: Powhatan Creek

Staff Contact: Leanne Pollock, Senior Planner II Phone: (757) 253-6876

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**BACKGROUND:**

This is a housekeeping amendment that does not impact the current uses of the properties. The area of Ford’s Colony that is currently designated as Mixed Use (Southport) is a remainder designation from the 1990s when the Casey family owned the property and had the intention of developing it as part of New Town. Since then, the property was sold to Ford’s Colony and developed as single-family residential.

The areas of WindsorMeade that are designated as Low Density Residential are a result of a combination of changes in road layouts, boundary line adjustments and less precise mapping.

**STAFF RECOMMENDATION:** Approval. Incorporate the area re-designated as Mixed Use into the description for the existing New Town Mixed Use area.

The New Town-specific Mixed Use language with proposed edits is as follows:

~~For the undeveloped land~~ *New Town is located* in the vicinity of and including the Route 199/Monticello Avenue interchange, *and extends from just west of Route 199 to just west of Ironbound Road and the border with the City of Williamsburg.* ~~The~~ principal suggested uses are a mixture of commercial, office, and limited industrial with some residential as a secondary use. The development in this area ~~is~~ *should be* governed by a detailed master plan *and design guidelines for each distinct area within New Town,* which provides guidelines for street, building, open space design, and construction which complements the scale, architecture, and urban pattern found in the City of Williamsburg. *New development or redevelopment in this area should follow the appropriate design guidelines and strive to integrate uses as appropriate.* Along the west side of the Ironbound Road corridor, the expansion of existing businesses, or similar uses, is encouraged, with the added opportunity for mixed use structures that incorporate housing as a clearly secondary use in upper stories. *The area located south of Monticello Avenue and zoned M-1 should follow the same principal and secondary suggested uses, should be developed under a master plan and should follow the same general design guidelines as the rest of New Town.*

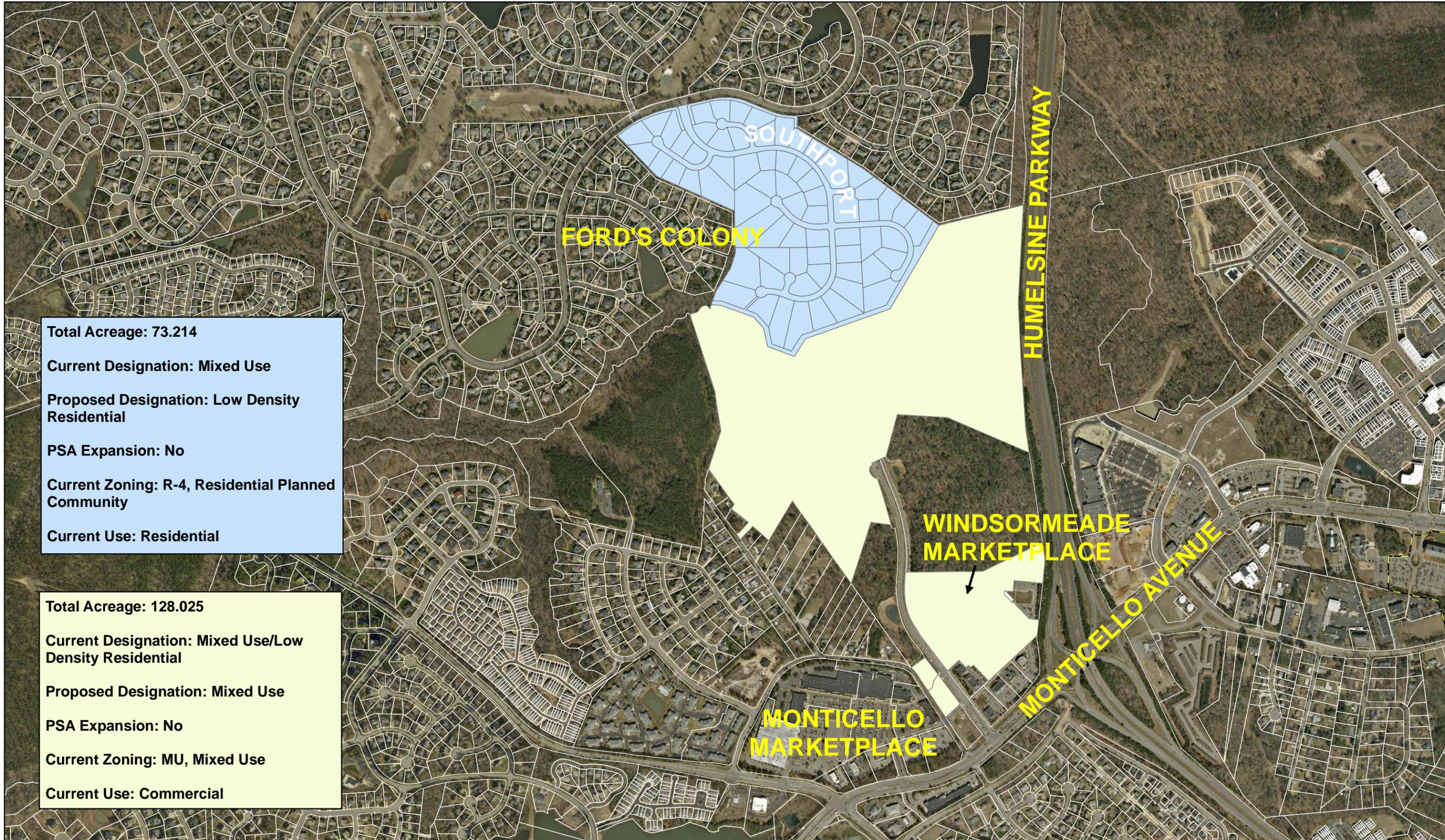
**RATIONALE:**

1. Aligns with current uses and adopted master plan and design guidelines.
2. Ford’s Colony re-designation to Low Density Residential will support retention of the existing R-4 zoning and make Southport consistent with the remainder of Ford’s Colony, which is also designated Low Density Residential.

**ATTACHMENTS:**

1. Location Map
2. Existing Land Use Map
3. Staff Proposed Land Use Map
4. Spreadsheet of property addresses and owners

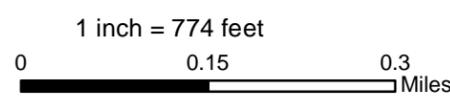
# LU-0011-2014, Group 1 Housekeeping Items - New Town Area



**Total Acreage: 73.214**  
**Current Designation: Mixed Use**  
**Proposed Designation: Low Density Residential**  
**PSA Expansion: No**  
**Current Zoning: R-4, Residential Planned Community**  
**Current Use: Residential**

**Total Acreage: 128.025**  
**Current Designation: Mixed Use/Low Density Residential**  
**Proposed Designation: Mixed Use**  
**PSA Expansion: No**  
**Current Zoning: MU, Mixed Use**  
**Current Use: Commercial**

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.



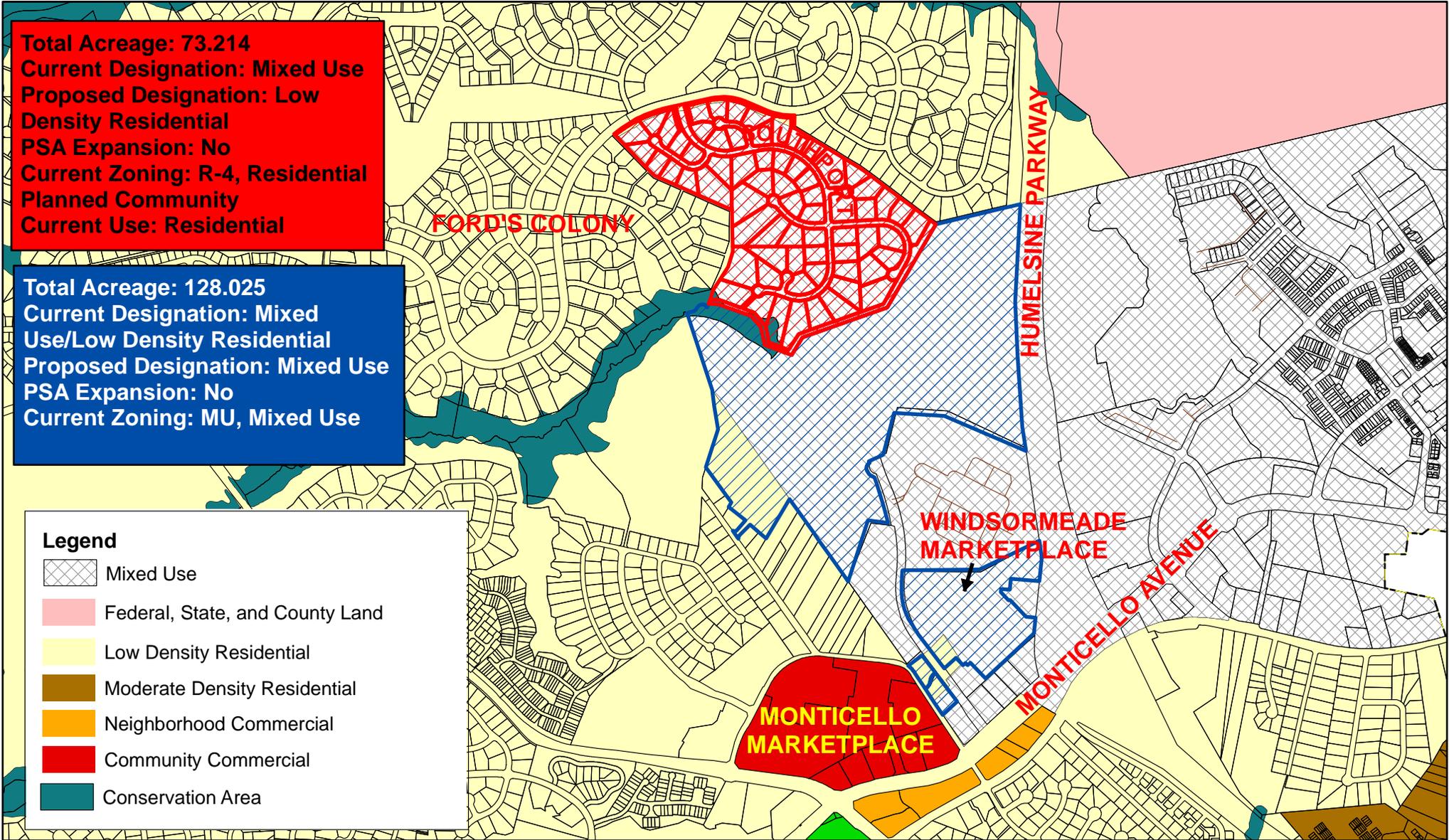
# Existing Land Use Map LU-0011-2014, Group 1 Housekeeping Items - New Town Area

**Total Acreage: 73.214**  
**Current Designation: Mixed Use**  
**Proposed Designation: Low Density Residential**  
**PSA Expansion: No**  
**Current Zoning: R-4, Residential Planned Community**  
**Current Use: Residential**

**Total Acreage: 128.025**  
**Current Designation: Mixed Use/Low Density Residential**  
**Proposed Designation: Mixed Use**  
**PSA Expansion: No**  
**Current Zoning: MU, Mixed Use**

## Legend

-  Mixed Use
-  Federal, State, and County Land
-  Low Density Residential
-  Moderate Density Residential
-  Neighborhood Commercial
-  Community Commercial
-  Conservation Area



1 inch = 1,190 feet  
 0 0.15 0.3 Miles



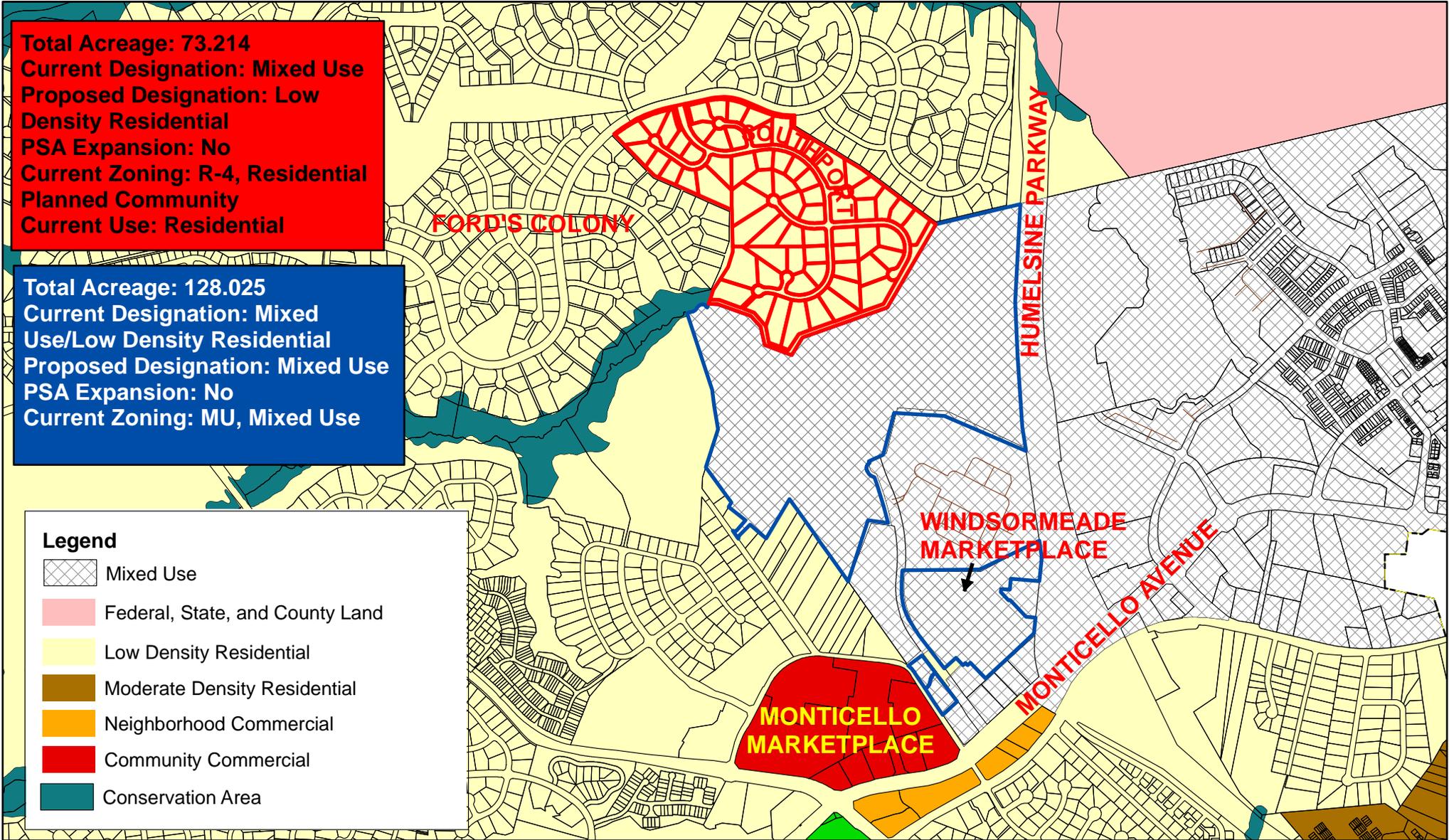
# Proposed Land Use Map LU-0011-2014, Group 1 Housekeeping Items - New Town Area

**Total Acreage: 73.214**  
**Current Designation: Mixed Use**  
**Proposed Designation: Low Density Residential**  
**PSA Expansion: No**  
**Current Zoning: R-4, Residential Planned Community**  
**Current Use: Residential**

**Total Acreage: 128.025**  
**Current Designation: Mixed Use/Low Density Residential**  
**Proposed Designation: Mixed Use**  
**PSA Expansion: No**  
**Current Zoning: MU, Mixed Use**

## Legend

-  Mixed Use
-  Federal, State, and County Land
-  Low Density Residential
-  Moderate Density Residential
-  Neighborhood Commercial
-  Community Commercial
-  Conservation Area



1 inch = 1,190 feet  
 0 0.15 0.3 Miles



Attachment 4: Group 2 Property Addresses						
Address	Tax Map ID	Size (acres)	Inside PSA	Current Zoning	Current Designation	Proposed Designation
100 WEST LANCASHIRE	3811300001	0.58	Yes	R4	Mixed Use	Low Density Reidental
(none)	3811300001A	4.27	Yes	R4	Mixed Use	Low Density Reidental
(none)	3811300001B	8.06	Yes	R4	Mixed Use	Low Density Reidental
120 WEST LANCASHIRE	3811300002	0.60	Yes	R4	Mixed Use	Low Density Reidental
124 WEST LANCASHIRE	3811300003	0.82	Yes	R4	Mixed Use	Low Density Reidental
128 WEST LANCASHIRE	3811300004	0.71	Yes	R4	Mixed Use	Low Density Reidental
129 WEST LANCASHIRE	3811300005	0.94	Yes	R4	Mixed Use	Low Density Reidental
125 WEST LANCASHIRE	3811300006	0.73	Yes	R4	Mixed Use	Low Density Reidental
121 WEST LANCASHIRE	3811300007	0.66	Yes	R4	Mixed Use	Low Density Reidental
115 WEST LANCASHIRE	3811300008	0.64	Yes	R4	Mixed Use	Low Density Reidental
109 WEST LANCASHIRE	3811300009	0.69	Yes	R4	Mixed Use	Low Density Reidental
105 WEST LANCASHIRE	3811300010	1.67	Yes	R4	Mixed Use	Low Density Reidental
112 SOUTHPORT	3811300011	0.95	Yes	R4	Mixed Use	Low Density Reidental
116 SOUTHPORT	3811300012	1.19	Yes	R4	Mixed Use	Low Density Reidental
120 SOUTHPORT	3811300013	0.60	Yes	R4	Mixed Use	Low Density Reidental
124 SOUTHPORT	3811300014	0.64	Yes	R4	Mixed Use	Low Density Reidental
128 SOUTHPORT	3811300015	0.61	Yes	R4	Mixed Use	Low Density Reidental
132 SOUTHPORT	3811300016	0.65	Yes	R4	Mixed Use	Low Density Reidental
136 SOUTHPORT	3811300017	0.63	Yes	R4	Mixed Use	Low Density Reidental
144 SOUTHPORT	3811300018	0.74	Yes	R4	Mixed Use	Low Density Reidental
108 HURLSTON	3811300019	0.78	Yes	R4	Mixed Use	Low Density Reidental
116 HURLSTON	3811300020	0.81	Yes	R4	Mixed Use	Low Density Reidental
120 HURLSTON	3811300021	0.93	Yes	R4	Mixed Use	Low Density Reidental
119 HURLSTON	3811300022	1.71	Yes	R4	Mixed Use	Low Density Reidental
115 HURLSTON	3811300023	1.86	Yes	R4	Mixed Use	Low Density Reidental
109 HURLSTON	3811300024	1.22	Yes	R4	Mixed Use	Low Density Reidental
105 HURLSTON	3811300025	0.80	Yes	R4	Mixed Use	Low Density Reidental
148 SOUTHPORT	3811300026	0.70	Yes	R4	Mixed Use	Low Density Reidental
152 SOUTHPORT	3811300027	0.69	Yes	R4	Mixed Use	Low Density Reidental
158 SOUTHPORT	3811300028	0.71	Yes	R4	Mixed Use	Low Density Reidental
170 SOUTHPORT	3811300029	0.86	Yes	R4	Mixed Use	Low Density Reidental
104 MOSSOCK	3811300030	0.80	Yes	R4	Mixed Use	Low Density Reidental
105 MOSSOCK	3811300031	1.16	Yes	R4	Mixed Use	Low Density Reidental
182 SOUTHPORT	3811300032	0.96	Yes	R4	Mixed Use	Low Density Reidental
184 SOUTHPORT	3811300033	1.86	Yes	R4	Mixed Use	Low Density Reidental
185 SOUTHPORT	3811300034	1.17	Yes	R4	Mixed Use	Low Density Reidental
181 SOUTHPORT	3811300035	0.95	Yes	R4	Mixed Use	Low Density Reidental
177 SOUTHPORT	3811300036	1.43	Yes	R4	Mixed Use	Low Density Reidental

Address	Tax Map ID	Size (acres)	Inside PSA	Current Zoning	Current Designation	Proposed Designation
173 SOUTHPORT	3811300037	1.47	Yes	R4	Mixed Use	Low Density Residential
169 SOUTHPORT	3811300038	1.03	Yes	R4	Mixed Use	Low Density Residential
165 SOUTHPORT	3811300039	1.20	Yes	R4	Mixed Use	Low Density Residential
161 SOUTHPORT	3811300040	1.13	Yes	R4	Mixed Use	Low Density Residential
157 SOUTHPORT	3811300041	0.80	Yes	R4	Mixed Use	Low Density Residential
153 SOUTHPORT	3811300042	0.76	Yes	R4	Mixed Use	Low Density Residential
149 SOUTHPORT	3811300043	0.76	Yes	R4	Mixed Use	Low Density Residential
204 HURLSTON	3811300044	1.02	Yes	R4	Mixed Use	Low Density Residential
216 HURLSTON	3811300045	0.90	Yes	R4	Mixed Use	Low Density Residential
220 HURLSTON	3811300046	0.86	Yes	R4	Mixed Use	Low Density Residential
224 HURLSTON	3811300047	1.12	Yes	R4	Mixed Use	Low Density Residential
228 HURLSTON	3811300048	1.34	Yes	R4	Mixed Use	Low Density Residential
219 HURLSTON	3811300049	0.97	Yes	R4	Mixed Use	Low Density Residential
215 HURLSTON	3811300050	0.74	Yes	R4	Mixed Use	Low Density Residential
209 HURLSTON	3811300051	0.90	Yes	R4	Mixed Use	Low Density Residential
205 HURLSTON	3811300052	0.76	Yes	R4	Mixed Use	Low Density Residential
201 HURLSTON	3811300053	1.16	Yes	R4	Mixed Use	Low Density Residential
104 ORMSKIRK	3811300054	0.86	Yes	R4	Mixed Use	Low Density Residential
105 ORMSKIRK	3811300055	0.72	Yes	R4	Mixed Use	Low Density Residential
141 SOUTHPORT	3811300056A	1.49	Yes	R4	Mixed Use	Low Density Residential
133 SOUTHPORT	3811300058	0.56	Yes		Mixed Use	Low Density Residential
129 SOUTHPORT	3811300059	0.59	Yes	R4	Mixed Use	Low Density Residential
125 SOUTHPORT	3811300060	0.87	Yes	R4	Mixed Use	Low Density Residential
121 SOUTHPORT	3811300061	0.71	Yes	R4	Mixed Use	Low Density Residential
104 AINTREE	3811300062	0.76	Yes	R4	Mixed Use	Low Density Residential
108 AINTREE	3811300063	0.65	Yes	R4	Mixed Use	Low Density Residential
112 AINTREE	3811300064	0.60	Yes	R4	Mixed Use	Low Density Residential
116 AINTREE	3811300065	0.71	Yes	R4	Mixed Use	Low Density Residential
115 AINTREE	3811300066	0.64	Yes	R4	Mixed Use	Low Density Residential
109 AINTREE	3811300067	0.74	Yes	R4	Mixed Use	Low Density Residential
101 AINTREE	3811300068	0.62	Yes	R4	Mixed Use	Low Density Residential
73.21						
3975 WINDSORMEADE WAY	3830100034A	105.86	Yes	MU	Mixed Use/LDR	Mixed Use
4900 MONTICELLO AVENUE	3831800001	19.92	Yes	MU	Mixed Use/LDR	Mixed Use
4820 MONTICELLO AVENUE	3831800003B	1.20	Yes	MU	Mixed Use/LDR	Mixed Use
4830 MONTICELLO AVENUE	3831800003C	1.04	Yes	MU	Low Density Residential	Mixed Use
128.03						