

MEMORANDUM

DATE: March 8, 2022

TO: The Board of Supervisors

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Initiation of Consideration of Amendments to the Zoning Ordinance and Subdivision Ordinance to Establish Lot Sizes in the R-8 and A-1 Zoning Districts that are Consistent with the Stated Rural Lands Designation Description and Development Standards of the 2045 Comprehensive Plan

On October 26, 2021, the Board of Supervisors adopted the James City County 2045 Comprehensive Plan “*Our County, Our Shared Future*.”

At the request of a supervisor, staff has prepared the attached Initiating Resolution to consider possible amendments to the Zoning Ordinance and Subdivision Ordinance to revise the R-8 and A-1 Zoning Districts to set lot sizes to be consistent with the stated Rural Lands designation description and development standards.

The purpose of such amendments would be to implement Goal, Strategy, and Action (GSA) No. Land Use (LU) 6.2 which states, in part that “Residential development is not a recommended use in the Rural Lands.” In addition, LU 6.2.1 states:

“Revise the R-8 and A-1 Zoning Districts to set lot sizes to be consistent with the stated Rural Lands designation description and development standards. As part of this amendment, consider easing the subdivision requirements, such as eliminating the central well requirement or permitting the waiver of the central well requirement and/or allowing private streets in limited circumstances, as part of an overall balanced strategy.”

Staff recommends approval of the attached resolution.

PDH/md
InitConsRevR8-A1Zns-mem

Attachment:
1. Resolution