



Rural Roadway Setback Analysis: Forge Road and Old Stage Road



James City County Zoning Update
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Contents

Summary..... 2

 Ground Level Visualizations 2

 Aerial Visualizations 6

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Summary

In 2021, the James City County Board of Supervisors approved a Resolution to initiate the amendment of the James City Zoning and Subdivision ordinances in order to consider additional requirements to protect and preserve scenic roadways such as Forge Road and Old Stage Road. As part of an analysis to consider new standards for protection of these scenic roadways, EPR, PC was asked to develop analytic visualizations of the visual impacts of the viewshed on Forge Road and Old Stage Road.

The results of this analysis are presented here in two parts:

1. **Ground Level Visualizations** - The first part is a series of photomontages depicting renderings of homes within 75 feet and 400 feet of each roadway's edge.
2. **Aerial Visualizations** - The second part is a series of aerial photographs of the Forge Road and Old Stage Road corridors depicting existing property lines, proposed easements, and setbacks of 75 and 400 feet.

It is important to note that, even though these are illustrative visualizations, they are based on actual measured dimensions using computer mapping for the distances, so they represent a reasonably accurate representation of what potential distance standards could look like in reality.

Ground Level Visualizations



Figure 1. Existing photo of Forge Road



Figure 2. Existing photo of Forge Road with photo visualization of homes set 75' back from edge of right of way



Figure 3. Existing photo of Forge Road with photo visualization of homes set 400' back from edge of right of way

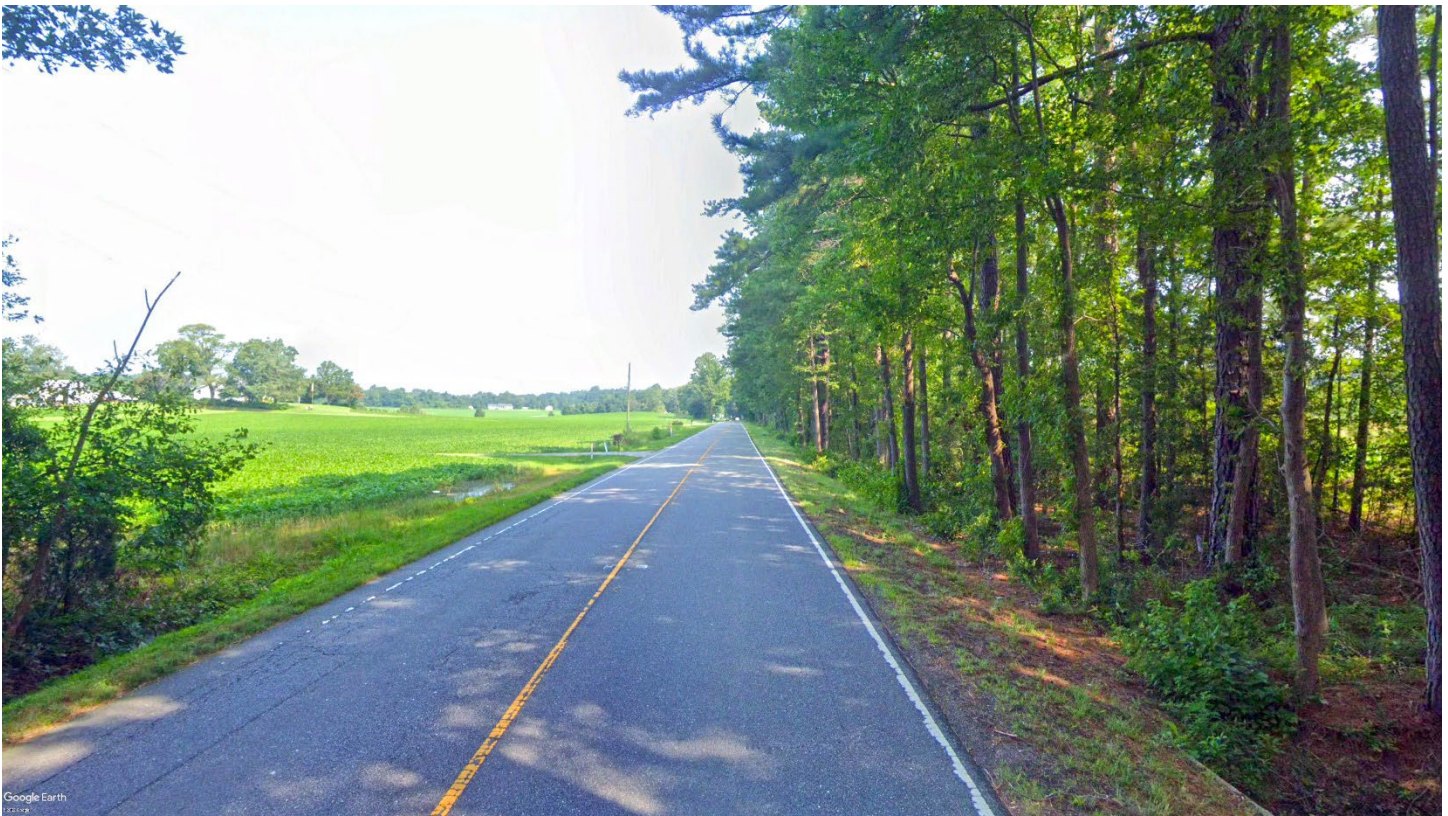


Figure 4. Existing photo of Old Stage Road



Figure 5. Existing photo of Old Stage Road with photo visualization of homes set 75' back from edge of right of way

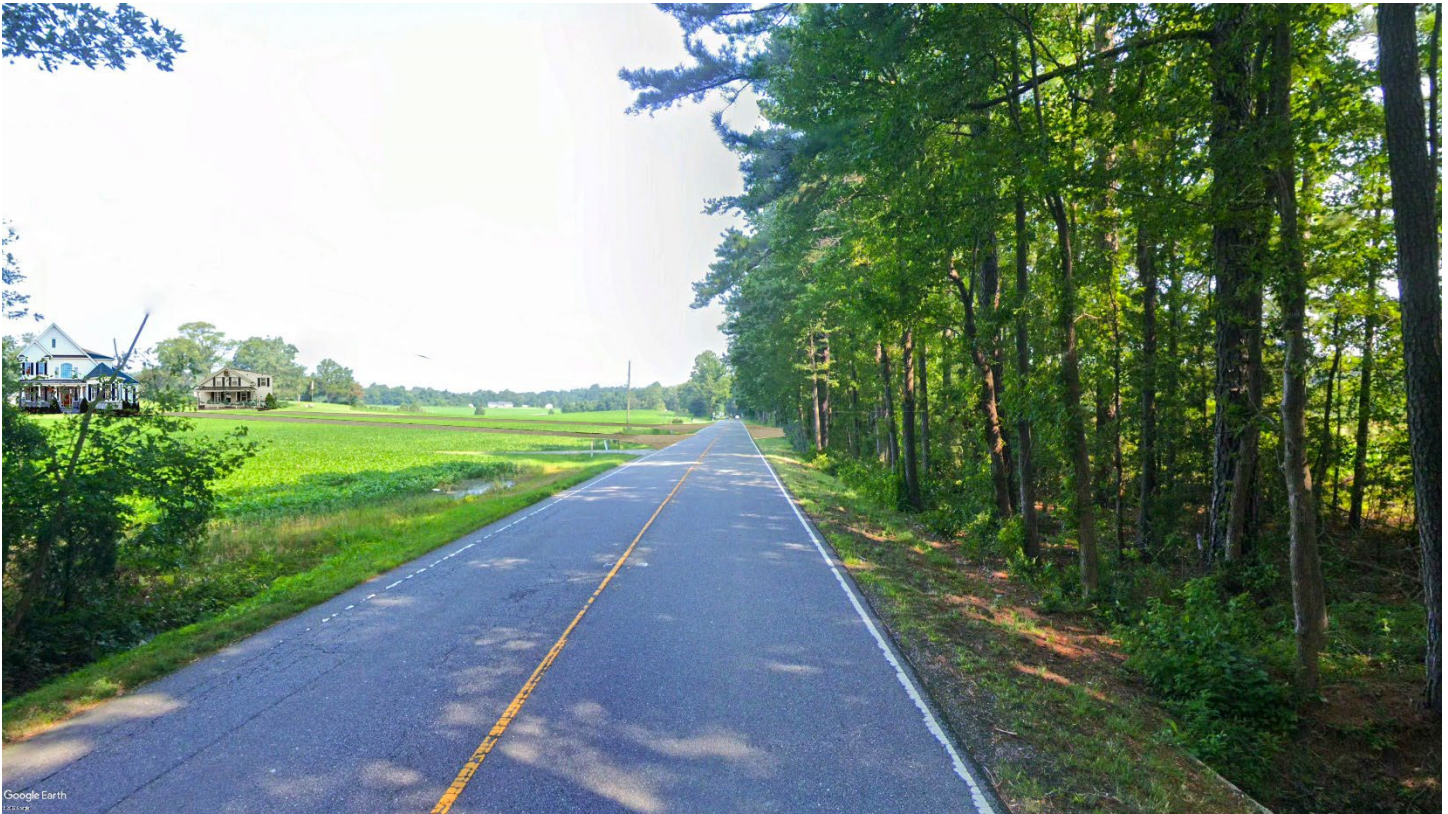


Figure 6. Existing photo of Old Stage Road with photo visualization of homes set 400' back from edge of right of way

Aerial Visualizations

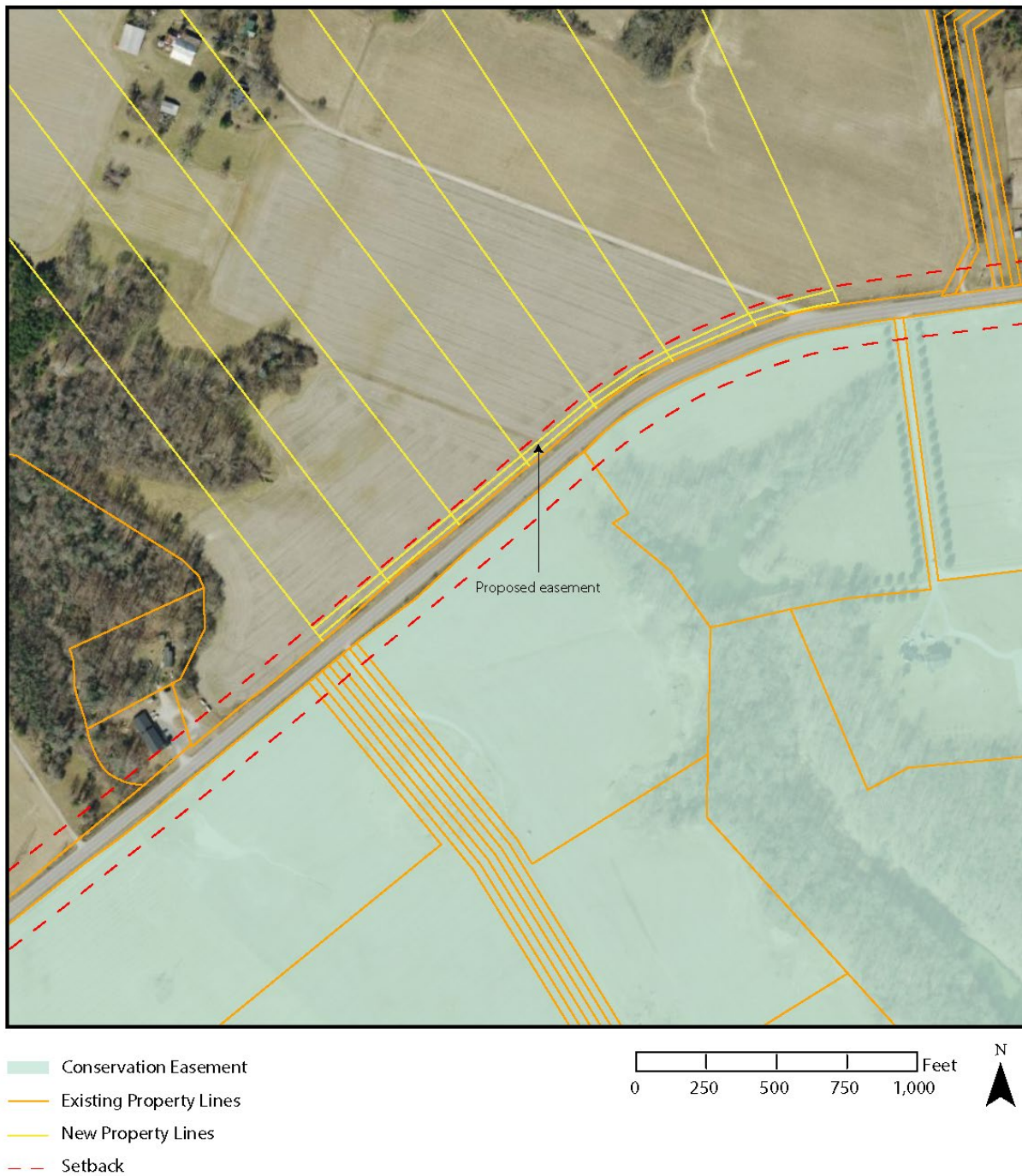


Figure 7. Map of Forge Road showing existing property lines, conservation easements, new property lines, and potential development with common access easement and 75 ft. setback from right of way

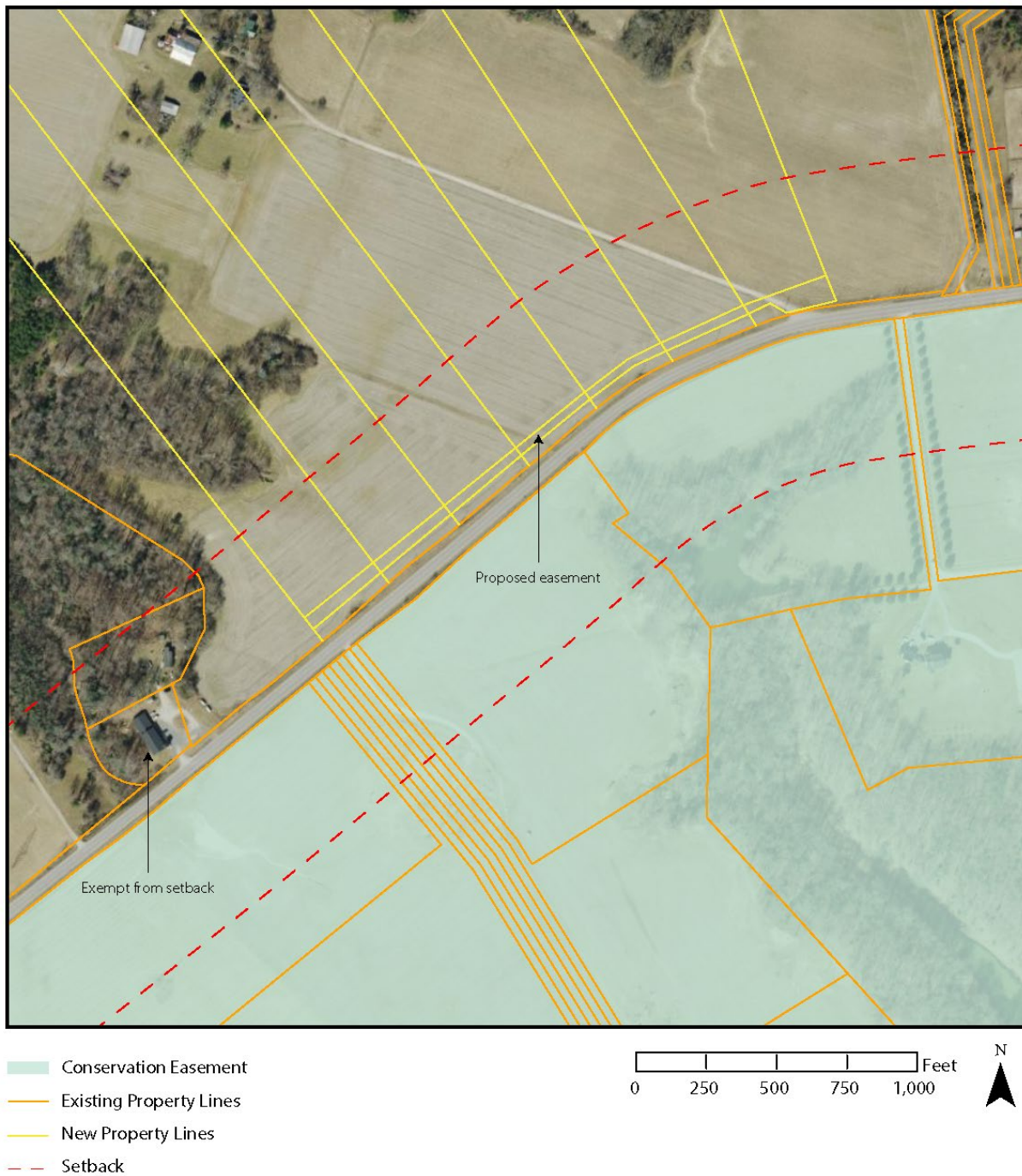


Figure 8. Map of Forge Road showing existing property lines, conservation easements, new property lines, and potential development with common access easement and 400 ft. setback from right of way



Figure 9. Map of Old Stage Road showing existing property lines and potential new subdivision and homes with 75' setback from right of way



Figure 10. Map of Old Stage Road showing existing property lines and potential new subdivision and homes with 400' setback from right of way