

William L. Holt  
(757) 259.3885  
wlholt@kaufcan.com

October 17, 2017

**VIA EMAIL**

Paul Holt  
James City County  
Community Development Department  
101 Mounts Bay Road, Building A  
Williamsburg, VA 23185

**Re: Williamsburg Landing, Inc. – Marclay Road Property  
JCC Application No. Z-0001-2017, SUP-0001-2017, MP-0001-2017, HW-0001-2017  
Parks and Recreation Exception Request  
K&C Matter No. 0071894**

Dear Mr. Holt:

I write on behalf of Williamsburg Landing, Inc. to request an exception to the James City County Recreational Facility Development Guidelines (“Guidelines”) for the above referenced applications. Pursuant to the recent adoption of the Master Plan for Parks and Recreation (April 11, 2017), an exception is allowed by the Board of Supervisors through recommendations from the Director of Planning and the Director of Parks and Recreation.

Williamsburg Landing is a large campus, age-restricted community and residents of the proposed development would have access to the recreational facilities serving Williamsburg Landing as a whole. A summary of such facilities, which are designed specifically for older adults, include:

1. Outdoor 25 M swimming pool
2. Indoor 20 M swimming pool and hot tub
3. Cardio/fitness room
4. Group exercise studio
5. Spa (therapeutic massage & body treatments)
6. Tennis/pickle ball court
7. Bocce ball court
8. Billiards and ping-pong tables
9. Art studio (including potter’s wheel and kiln)
10. Woodworking shop
11. Garden plots
12. Walking trails/sidewalks of approximately 19,000 LF or 3.6 miles

October 17, 2017

Page 2

We believe this development as part of Williamsburg Landing will provide very unique and thoughtful recreational opportunities for its residents thereby meeting the goals of the Guidelines to “provide opportunities for physical activity, improved health, improved community interactions, and personal enjoyment”. Accordingly, the applicant believes a strict application of the Guidelines to Williamsburg Landing and this application is not appropriate.

Thank you for your consideration of this request. If you have any questions, please do not hesitate to contact me.

Sincerely,



William L. Holt

c: Williamsburg Landing, Inc.  
AES Consulting Engineers  
Guernsey Tingle Architects