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Ellen Cook-Senior Planner  
James City County  
Development Management  
101-A Mounts Bay Road  
Williamsburg, Virginia 23185

Ref: Rezoning-005-2014 Peninsula Pentecostals  
Kirby Tract

March 4, 2015

Dear Ms. Cook,

I'm writing you to share our concerns with the proposed rezoning of the Kirby Tract 40.3 Acres M-2 Industrial, to MU Mixed Use. Skiffes Creek, LLC owns the adjacent 103 acre parcel which is zoned M-2 Industrial. Our property shares the entire northern boundary with the Kirby Tract.

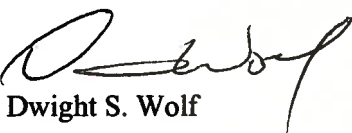
We all understand the importance of Industrial Zones with their significant source of revenue, job creation, tax base and supporting industries. Hampton Roads has a very limited amount of Industrial land and if this proposal is approved, James City County will lose 40.3 acres of M-2 industrial and a significant tax base.

The proposed master plan included a church with 2,400 seats, a day care center with 150 children, a family life center, etc. These uses are not consistent with any industrial usages and will significantly impact the potential future of our adjacent 103 acres of Heavy Industrial Land. Also with the presence of thousands of family members and their children utilizing the proposed site, the entire character of the surrounding Industrial Areas will be in jeopardy.

Furthermore, we are also concerned this rezoning will affect the routing of the future Skiffes Creek Connector, the Resource Protection Area and Dominion Power's high voltage transmission lines.

We opposed rezoning this property to MU and the non-industrial uses.

Sincerely,



Dwight S. Wolf

Manager

Skiffes Creek, LLC