

Thomas Leininger

From: Adrienne <adrienne-gary@cox.net>
Sent: Tuesday, January 16, 2018 10:26 AM
To: Planning
Subject: Oakland

Dear JCC Planners:

Last week, I left a message with Jose Ribeiro but I have not heard back from him.

I am not able to attend the public hearing (2/7/18) about the Oakland apartments and wanted to express my concerns.

Here are a few of my questions and concerns about multiple families living on the property.

1. Traffic pattern - What will be done about the dangerous intersection on Route 60?

All west bound traffic to access the property would need to do a U turn and cross over Route 60. There is no turning lane and the intersection is dangerous now! More turning traffic would increase the hazards.

2. Roadside bike/walk - What will be done to make it safe to walk and bike from the apartment complex to the CVS and Food Lion?

Near the entrance to Oakland Farm, there is less than 2 feet from the east bound Route 60 lane to a 6 foot drop off. Despite this, there is a designated bike path through the Croaker intersection. Currently, it is unsafe to walk or bike along the road due to the fast moving traffic. A number of years ago, I asked the board of supervisors about making a safe path so that Oakland Estates children and other residents could walk to the store. Nothing ever happened with that, I assume due to the cost.

3. Number of units - Traffic in the Croaker intersection has significantly increased in the last few years. How much more congestion can it tolerate?

There are 2 apartment complexes near the intersection, already. More apartments are likely to built on the open North corners of the intersection.

4. Low income housing - How many low income units are available in the area?

Although no one likes "low income" housing near them, what are the county's plans for offering a limited number of affordable units.

5. Energy - What requirements does new housing have for energy efficiency and green space?

Solar or geothermal should be a part of any new building. Of course, we need to ensure that green space is preserved not only for residents recreation but also for the environment.

Please help me to understand what the county is considering and let me know how this information will be used!

Sincerely,

Adrienne Frank

Jose Ribeiro

From: Thomas Leininger
Sent: Tuesday, January 23, 2018 4:58 PM
To: Jose Ribeiro
Subject: FW: Oakland Farm Re-zoning

From: Lee Alexander [mailto:laalex1103@aol.com]
Sent: Tuesday, January 23, 2018 4:00 PM
To: Planning <planning@jamescitycountyva.gov>
Subject: Oakland Farm Re-zoning

To whom it may concern on the planning board,

I am a James City County resident, and have lived in Oakland Estates subdivision behind Oakland Farm for 25+ years. I am writing to ask that the zoning board votes no to re-zone Oakland Farm. Re-zoning Oakland Farm from A-1 rural agriculture to R-5 high density housing has a number of negatives, especially for those who live adjacent to the farm.

The entrance to Oakland Estates on route 60 is already problematic and at times dangerous to drivers primarily entering the subdivision. Thanks in part to the development of rural land west of Toano, traffic moving east on 60 has increased substantially over the years. Coming into the Oakland subdivision from 60 west becomes dangerous when those entering have to wait to cross Highway 60 east due to congestion. It is becoming increasingly common for two to three vehicles waiting to turn into Oakland subdivision (or conducting a U-turn to get back onto 60 East) to back up onto 60 west. In addition because of the topography and tall grass during the summer months it is at times difficult to determine safe crossing of 60 east. Large trucks traveling to and from Luck stone negotiating the hill at the Croker/Highway 60 intersection traffic light cause further congestion. How is this going to work when the Oakland Farm is developed for high density housing. Even with an extended turning lane on 60 west, or a separate entrance with yet another traffic light there will be traffic congestion and problems. Then there are the public buses and school buses that will need to stop to pick up riders from the new apartments. Traffic will be an issue unless the county does a major renovation of the 60 corridor in that area.

Another concern is the county infrastructure needed to support this proposed development. Even though the proposed development lies along the utility corridor, and with proffers from the developer, there will be a substantial long term cost to the county and its residents. In addition to the road issues I spoke of, there are school, water, sewage, law enforcement, and county social services issues. There are issues concerning further depletion of ground water levels and storm water runoff. I am sure these issues are being addressed, but why do we need (or want) to put such a heavy development footprint on this piece of property?

With the urban like environment being created in Norge, (i.e. Croker Station and Candle Station), come urban like problems. Increased drug problems, crime, and other social problems related to urban apartment living. This is not fear mongering or over-dramatizing the issue. It has been demonstrated over and over again in other areas, and is a real concern. Building high density apartments on Oakland Farm will exacerbate the potential for this problem. Once established, these problems will manifest within the general community. The attractiveness of upper James City County as a quiet rural community will diminish and become nothing more than a memory.

A few years back James City County sponsored a study to ask how the county could maintain its rural character. The study served to reassure residents that the county was taking steps to see that we were kept safe from the over development seen elsewhere in tidewater Virginia. If this study was serious, then how does rezoning Oakland Farm to R-5 support the rural character of James City County. This proposal if approved would go a long way to destroy any rural character left in the Norge area. Many home owners in Oakland Estates moved here originally to live quietly and raise their families in a rural setting. Why are we trying to recreate Newport News in James City County? Can we not do better? My sincere recommendation is to develop this part of the county in line with what we already have; single family residential on large lots and small business. To the extent possible, keep the farmland open and encourage different types of agriculture.

Please keep Oakland Farm zoned A-1 for now. This is not the kind of proposal that will be good for the residents in this area nor, do I believe, will it be good for the county in general. It is out of balance with the character of this part of the county.

Thanks You.

Sincerely,
Lee Alexander

Jose Ribeiro

From: Thomas Leininger
Sent: Tuesday, January 30, 2018 10:29 AM
To: Jose Ribeiro
Subject: FW: Request to build Oakland Apartments

From: Allison [mailto:aotey@lawsonenterprisesinc.com]
Sent: Tuesday, January 30, 2018 10:26 AM
To: Planning <planning@jamescitycountyva.gov>
Subject: Request to build Oakland Apartments

To Whom It May Concern,

I am a resident of Oakland Estates. I am planning on being at the public hearing scheduled for February 7, 2018, but wanted to pose some questions and concerns prior to that date. I would be interested in the County providing what the vacancy rate is for both The Village at Candle Station as well as the low-income/income based housing apartments, The Station at Norge. We have lived in Oakland Estates now for 16 years and moved to this location because of its quiet, safe and peaceful nature. I work in Property Management and know that when low-income housing is offered, often the criteria for approving residents is not as stringent – mainly the criminal background portion. When felonies are overlooked in an effort to increase the occupancy rate, all surrounding neighborhoods/communities pay the price with the potential for increased crime. This is my first and foremost concern – the possibility of the safety of our neighborhood being compromised. While I realize that crime can take place in any locale, this is certainly one way that it can bring the opportunity closer to the doorsteps of the residents of Oakland. I know that development will and has gone on in spite of what current residents say or do to oppose it. One of the most wonderful draws about James City County has always been that there is more land and green space. The reason so many come to this area is to get away from the high density and traffic issues that surrounding cities such as Newport News, Hampton and Richmond face. Unfortunately with continued development in James City County, we will soon lose what makes our county so special. I would like it to go on record that I am adamantly opposed to this development not only for the residents of Oakland Estates, but for the other residents in James City County who would like to

see the growth and development in our county slow down drastically. I thank you for your time and consideration.

Allison H. Otey

Vice President

Lawson Enterprises, Inc.

1310 Garrison Drive

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