

Jose Ribeiro

From: John Risinger
Sent: Tuesday, November 27, 2018 4:21 PM
To: Jose Ribeiro
Subject: FW: Oakland Pointe

From: Francis Ryan
Sent: Tuesday, November 27, 2018 3:45 PM
To: Planning
Subject: Oakland Pointe

To whom it may concern,

My name is Francis Ryan and I am a resident of Toano in the Hunter's Creek Neighborhood. I'd like to strongly voice my concern about the Oakland Pointe Apartments . My wife and I decided to purchase our first home in James City County (specifically Toano) to get away from the congestion and growing population in Williamsburg. We bought this home with the plan of staying for a long time and raising a family. Allowing a large scale apartment complex is the exact type of thing that would shorten our stay in James City County. The committee needs to consider why people move to the outer rim of the county in the first place and that is for the more rural type of setting it offers. There's already been so much development in the area with Candle Station, expanding White Hall, and even adding the O Rielly Auto Parts right in the same area as the proposed site. This is the first step in developing this area which will only continue. My family would strongly consider moving to surrounding counties that offer the type of environment we are looking for. I hope you take this into consideration with your planning. I plan on attending the town meeting to also voice my displeasure. Thanks, have a great day!

--

Francis Ryan
7621 Turlington Rd
Toano, VA 23168

Jose Ribeiro

From: John Risinger
Sent: Tuesday, November 27, 2018 8:13 AM
To: Jose Ribeiro
Subject: FW: Oakland Point

-----Original Message-----

From: Karen Toone Stemann <ktstemann@aol.com>
Sent: Monday, November 26, 2018 7:11 PM
To: Planning <planning@jamescitycountyva.gov>
Subject: Oakland Point

Vote no on Oakland Point.
Sent from my iPhone

Paul Holt

From: Stephen Koval <stepdonnahan@msn.com>
Sent: Monday, November 26, 2018 6:40 PM
To: Ruth Larson; Sue Sadler; Heath Richardson; Beth Klapper; Paul Holt; Board Only; Jim Icenhour; John McGlennon; Michael Hipple; Planning; Jose Ribeiro; PlanComm; Community Development
Cc: Donna Koval; info@wydaily.com; letters@vagazette.com
Subject: Concerns with Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe
Attachments: Koval Concerns 26Nov18-Oakland Pointe.pdf

Dear JCC Board of Supervisors, Planning Commission and Community Development Members:

Please see attached concerns of subject case to add to community input bin.

Don't hesitate to contact us if necessary.

Sincerely,
Stephen & Donna Koval

Stephen & Donna Koval
102 Crescent Drive
Williamsburg, VA 23188

November 26, 2018

James City County Board of Supervisors, Planning Commission and Community
Development
101 Mounts Bay Road
Building D, F & A
Williamsburg, VA 23185

Subject: Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-
2008) Oakland Pointe

Dear James City County (JCC) Board of Supervisors, Planning Commission and Community
Development Members:

Thank you for the responses to our request for a Dec 05 Planning Commission deferment
of subject proposal. Please add our following frustrations to your citizen input file:

The Planning Commission is derelict in their duties, NOT following procedures outlined
for rezoning Master Plans. As detailed on JCC website:

Additionally, a sign will be placed on the property indicating that an application has been
filed. This sign will be posted 2 weeks before the Planning Commission public hearing.
An advertisement for a public hearing will be run in a local newspaper both 2 weeks and
1 week before the Planning Commission public hearing. Also, written notice will be sent
to all adjacent property owners at least 1 week prior to the Planning Commission public
hearing.

As of today, Nov 26, (9 days before Dec 05 hearing) there is NO sign in sight of Richmond
Rd and Oakland Dr.

This neighborhood believes after 14 months of accommodating the landowner/developer,
this proposal is now being rammed through during the holidays to minimize our ability to
organize and diminish public participation. To counter our arguments and 'educate' upper
James City County, we see the County is full-press promoting their pro-affordable housing
campaign with WY Daily articles; tweets and FB posts. It's our turn.

Sincerely,

Stephen & Donna Koval

Paul Holt

Subject: FW: Oakland Pointe Meeting

Subject: Important Oakland Pointe meeting at the Norge Library 28 November at 7pm.

Happy Thanksgiving all. Hope it was peaceful.

As you are aware the Oakland Point issue is ramping up quickly even as we plan for and celebrate the holidays with our families. Thanks to all of you who have contacted the Planning Commission and Board of Supervisors with your comments. As you know, most recently we have requested a delay of the Planning Commission vote on Oakland Pointe to get us through the holidays peacefully and give opportunity for the county to become better informed. As of now it appears they will not delay and the topic "must be opened" at the 5 December meeting.

To that end; we are planning a joint community meeting for those opposed to Oakland Pointe at the Norge Public Library, in the Grace and Stanley Kitzinger Room at 7pm on November 28th. We will be updating the community on current actions and strategies as well as other initiatives.

I know, its awful hard to get worked up about something like this during the holiday season. The Oakland Pointe legal team and developers know this. They know the easiest path for approval of Oakland Pointe is to get it done during the holiday period which began this week. I'll say this, that of the meetings we've had this year, this one by far is the most important one to attend. It is only through a coordinated county wide resident effort that we will be able to slow and stop Oakland Pointe from becoming a reality. To make that happen we need everyone focused, everyone committed, everyone there. The meeting on the 28th will be designed for that.

We normally blind copy everyone on these E-Mails to provide privacy. Know that this E-Mail is reaching well over 70 homes in the county; some of whom will forward to other members in their community/organizations. We are growing, so take hope in that. The county will not ignore a large public turn out, and a strong focused opposition at its meetings. Spread the word in your neighborhoods and bring friends and neighbors on the 28th.

Paul Holt

Subject:

FW: Marston Property Proposal

On Nov 26, 2018, at 12:19 PM, Allison <aotey@lawsonenterprisesinc.com> wrote:

To All Concerned,

We are property owners in Oakland Estates and would like to see the above proposal pushed back to February, 2019. Since the property owners (Marston's)/developers have been afforded this courtesy for several months now, we do not feel that this is an unreasonable request. Thank you for your consideration.

Allison H. Otey

Vice President

Lawson Enterprises, Inc.

1310 Garrison Drive

Williamsburg, VA 23185

(757) 229-6047

Paul Holt

Subject:

FW: Oakland & Upper County Growth

From: Dee Sulenski <puffinroost@me.com>

Date: November 21, 2018 at 9:45:38 AM EST

To: sue.sadler@jamescitycountyva.gov

Subject: Oakland & Upper County Growth

Good morning & wishes for a Happy Thanksgiving to you & yours,

I am writing to express my concerns over the apartment complex being discussed for Oakland. Please, please, please vote to help maintain the rural character of our little hamlet of Toano. Specifically, my concern is the traffic that will be created and the very dangerous situation that will be, permanently, in place with many cars needing to make U-turns in both directions on Route 60.

Also, please register my aversion, distaste & horror at wanting further "grow" our rural community! Williamsburg is already building a complex that mirrors one on Jefferson Ave. in Newport News. Please do not allow greed to permanently damage what remains of our eco-environment! Water is ready an issue, with citizens being asked to conserve (believe me, water conservation is a way of life in this household), while golf courses continue to waste water and developments are built with sprinkler systems assumed. Trees produce needed oxygen!

People who move into this area decades ago did so because we love the rural character; please preserve this for the citizens who are already here and worry less about luring others. We all know there are empty business spaces in the county, already plenty of houses for sale, and apartments available. Instead of wanting to expand and build why not focus on increasing services for those already here? There is a need for affordable housing, yet the county seems to focus only on the development of more "luxury" housing.

Please do not allow the destruction of this small piece of the county that remains rural & quiet!

Sincerely,
Dee Sulenski

Sent from my iPad

Jose Ribeiro

From: Patrick McCaffery <patrickmccaffery@msn.com>
Sent: Tuesday, November 20, 2018 1:56 PM
To: Jose Ribeiro
Subject: Re: Marston Project - Oakland Pointe

Hello Jose- your favorite Norge Resident had some additional questions.

1. Who within James City County is responsible for enforcement of the Easement Agreement terms? Is that cost included in the calculation for the net costs of the development to the County (around \$450K from what I remember). To ensure there are funds available to remediate the property if the Easement Agreement is violated, is the developer required to post a surety? If not, where would those funds come from if the developer does not pay?
2. Under the Federal Low Income Housing Tax Credit Program (LIHTC) administered by VHDA in the Commonwealth, the overall development costs are lowered by "selling" tax credits to investors. Question- does JCC know who these investors are? Do you know where I could find out?

Thanks Jose. As you probably know, we have asked for a postponement on the vote from the Planning Commission. According to the Commission's requirements, that won't happen if the application is complete. As a result, it looks like we are heading for the December 5 vote. This doesn't give us a lot of time to get the word out in the community.

Best Regards,

Patrick McCaffery

From: Patrick McCaffery
Sent: Saturday, October 27, 2018 5:00 PM
To: Jose Ribeiro
Subject: Marston Project - Oakland Pointe

Hello Jose- as promised, i have reviewed the available documents, and had some questions i was hoping you could help me with:

1. Did i miss the Easement Agreement? I didn't see it on the site with the revised proposal.
2. One of the issues concerns the fact that the Multi-Use Field is partially located in the 75' Buffer. It states that this will require Planning Director approval. Who is that, and what criteria will they use for this decision?
3. In calculating the unit density, I am unclear on a couple of numbers. The overall parcel size is 14.54 acres. The Net Developable Area is 12.93. The Gross Developable area is 10.02 (with 20% of the Gross Developable Area as 2.91). The Net Non-Developable Area is listed at 4.52 acres, which is also the same as the RPA Buffers (4.52). It looks like the proposed density is at 9.75, which is derived from the 126 units divided by Net Developable Area at 12.93. Question- if the RPA Buffers will "consume" 4.52 acres, why isn't the Unit Density calculated off the 10.02 number? This would seem logical, especially since a

Jose Ribeiro

From: Frank Polster
Sent: Sunday, November 18, 2018 9:03 AM
To: Jose Ribeiro
Cc: Paul Holt; Ellen Cook; John Haldeman; Richard Krapf; Tim OConnor; Danny Schmidt; Heath Richardson; Julia Leverenz
Subject: Oakland Pointe
Attachments: Koval Environment Soil Stormwater Final Concerns-Oakland Pointe Z-18-0004 HW-18-0002.pdf; Koval Traffic Concerns-Oakland Pointe Z-18-0004 HW-18-0002.pdf

Mr. Riberio,

I have several questions on the Koval's two emails dated 9 and 11 November; Subject: Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe. (attached)

The concerns expressed were on the Yarmouth Creek Watershed and traffic congestion, delays, and safety. I would appreciate staffs or the appropriate agency comments on the following -

1. Yarmouth Creek Watershed -

a. The Kovals state, "They propose Special Stormwater Criteria measures of forebays other potential VRRM requirements to protect the ecosystems and waterways; but will that be enough? "

The question for staff is will it be enough and what are the other conditions in the proposed rezoning proposal that will mitigate and protect the ecosystem?

b. I notice that a third forebay was added to the proposal. What was the reasoning for the additional forebay?

c. Viewing the watershed as an ecosystem (Yarmouth Creek subwatershed 103), what role will the existing and planned stormwater management facilities adjacent to Oakland Pointe located at Norge Village at Candle Station and CrossWalk Church At Norge contribute to ecosystem's protection and is it enough?

d. Will the addition of Oakland Pointe with the Village at Candle Station and the CrossWalk Church At Norge potentially exacerbate the current degradation of the Yarmouth Creek subwatershed 103? Is the Yarmouth Creek subwatershed 103 degraded currently?

e. Will the removal or disturbance of the Oakland Point soils lead to further erosion and impact the Chesapeake Bay Preservation and stormwater pollution prevention plans? Are there currently erosion and sediment issue in the Yarmouth Creek subwatershed 103?

f. On the subject of the "Oakland Estates Stream Stabilization Drainage Improvements" project (referenced by the Kovals) in the Yarmouth Creek subwatershed 103, did it occur that the "filling up with silt and debris" was attributable to new developments" and if so was it attributable to the Norge Village at Candle Station, or CrossWalk Church at Norge or the CVS and Food Lion projects or for some other reason like Oakland Estates?

2. Traffic congestion, delays, and safety.

Paul Holt

Subject:

FW: Oakland Pointe Apartment Proposal Meeting

From: "Susan J. Grainer (sjgrainer)" <sjgrainer@henrico.k12.va.us>

Date: November 16, 2018 at 1:45:03 PM EST

To: "ruth.larson@jamescitycountyva.gov" <ruth.larson@jamescitycountyva.gov>,
"james.icenhour@jamescitycountyva.gov" <james.icenhour@jamescitycountyva.gov>,
"john.mcglennon@jamescitycountyva.gov" <john.mcglennon@jamescitycountyva.gov>,
"michael.hipple@jamescitycountyva.gov" <michael.hipple@jamescitycountyva.gov>,
"sue.sadler@jamescitycountyva.gov" <sue.sadler@jamescitycountyva.gov>

Subject: Oakland Pointe Apartment Proposal Meeting

Good afternoon.

My name is Susan Grainer and I live at 111 Crescent Drive within the Oakland Estates subdivision. My neighborhood sits adjacent to the Marston property, which has been proposed for re-zoning from A-1 General Agriculture to R-5 Multi-family Residential District for the purpose of developing the property into a 126-unit apartment complex. Over the last 9 months or so, multiple JCC Planning Commission meetings have been scheduled for consideration but changed due to changes in the initial proposal and rezoning considerations. As I understand the information that I have received most recently about a revised proposal, this potential apartment complex is being suggested to enter and exit through the same intersection as my Oakland Estates neighborhood, which is located at Richmond Road/Oakland Drive (JCC Planning Commission case Z-18-0004/HW-18-0002 Oakland Pointe). I mention that I'm getting this information from neighbors, but I have yet to see a proposed rezoning sign attached to this identified land for the apartment access. If I'm to understand the proposal(s) at this point, there is now 2 rezoning aspects to consider, the actual land for the apartment complex and the land for the entrance/exit to the property. Again, I have not seen any actual JCC Rezoning signage to date at either site.

In discussions with various members of the community in the past week, we have become increasingly concerned with the timing of this application. This Oakland Pointe proposal has been scheduled for consideration at multiple Planning Commission meetings. We understand that it will again be scheduled for a vote by the JCC Planning Commission at the December 5th meeting, but again, there has been no signage confirming this proposal review. Our concerns with this scheduling is two-fold. First, it takes a fair amount of time and effort to raise community awareness for participation at Planning Commission meetings, and this challenge has been heightened by the number of "false starts" on this application. Considering the complexities involved, as well as the number of reviews and analyses that must be completed, we understand that these postponements are inherent in the process. However, it has caused many in the community to take a "wait and see" attitude on scheduling, and we understand that the official agenda for the December 5th meeting won't be publicized until next week. That means that we will have two weeks to communicate the importance of the meeting with the broader community, with the announcement itself falling on the week of Thanksgiving. Secondly, many of us in the community are wondering about the limited notice and lack of official signage. If the proposed schedule were to follow the predicted Commission and Supervisor meetings. i.e. Dec Planning Commission followed by early January Supervisor meeting, then considering that we are entering the holiday season, this timing will no doubt have the potential to adversely affect community involvement in each of these meetings.

For these reasons, we request that the Planning Commission set a February date for review of the Oakland Pointe proposal. I am told that there is some precedent for this action, as the Planning Commission has moved review dates in the past to accommodate community requests.

Paul Holt

Subject: FW: Oakland Pointe Rezoning Consideration

From: Jane Marioneaux <jmarioneaux@cox.net>

Date: November 16, 2018 at 10:06:28 AM EST

To: <ruth.larson@jamescitycountyva.gov>, <james.icenhour@jamescitycountyva.gov>, <john.mcglennon@jamescitycountyva.gov>, <michael.hipple@jamescitycountyva.gov>, <sue.sadler@jamescitycountyva.gov>

Subject: Oakland Pointe Rezoning Consideration

I support moving the Planning Commission consideration of the Oakland Pointe proposal to February of 2019 to ensure the community has the opportunity to be heard. Having it on the agenda in December means that residents who are against the proposal will not be able to attend due to factors such as inadequate time to notify all of the many people who oppose this and the fact that the meeting was placed in the middle of the holiday season when opponents will be unable to attend even if notified. Almost everyone in all of the surrounding neighborhoods opposes this proposition and we feel that the December date is a political move to divide and weaken our presence.

Thank you for your work as our elected Representatives.

Jane Marioneaux

Resident – Oakland Estates

Paul Holt

Subject: FW: Oakland Pointe

From: thompsonsgang@aol.com

Date: November 16, 2018 at 9:14:13 AM EST

To: ruth.larson@jamescitycountyva.gov,
james.icenhour@jamescitycountyva.gov, john.mcglennon@jamescitycountyva.gov, michael.hipple@jamescitycountyva.gov, sue.sadler@jamescitycountyva.gov

Subject: Oakland Pointe

Dear Board of Supervisors,

We live at 101 Woodmont Place in Oakland Subdivision. We are requesting that the Marston Rezoning for Oakland Pointe Apts be scheduled for vote in February/March 2019. We have been encouraged as a community to participate and come out to the meetings. On 3 occasions we have spoke with others in the surrounding neighborhoods who will also be effected by the increase in traffic etc and encourage them to come out only for those meeting to be postponed. With the holidays where families are preoccupied, we feel like December and January will make for less community involvement in the meetings. For these reasons, we would very much appreciate if the Planning Commission would set a February date for review of the Oakland Pointe proposal.

Sincerely,

Gary and Melonie Thompson

Paul Holt

Subject:

FW: Deferment Request for Oakland Pointe Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008)

On Nov 16, 2018, at 9:15 AM, Stephen Koval <stepdonnahren@msn.com> wrote:

Dear Board of Supervisors:

Please petition the Planning Commission to defer the Oakland Pointe plan from Dec 2018 until their Feb 2019 meeting. I have contacted them directly but also wanted to alert you to our dilemma.

My fellow Oakland neighbors and other communities require additional time to raise awareness of revised proposal. In addition, the Feb 2019 timeframe will enable maximum community participation after the holidays.

Thank you for your time and consideration in this matter.

Sincerely,

Stephen & Donna Koval

Paul Holt

Subject: FW: Deferment Request for Oakland Pointe Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008)

From: Stephen Koval <stepdonnahren@msn.com>

Date: November 16, 2018 at 9:15:00 AM EST

To: "board@jamescitycountyva.gov" <board@jamescitycountyva.gov>, "ruth.larson@jamescitycountyva.gov" <ruth.larson@jamescitycountyva.gov>, "james.icenhour@jamescitycountyva.gov" <james.icenhour@jamescitycountyva.gov>, "john.mcglennon@jamescitycountyva.gov" <john.mcglennon@jamescitycountyva.gov>, "michael.hipple@jamescitycountyva.gov" <michael.hipple@jamescitycountyva.gov>, "sue.sadler@jamescitycountyva.gov" <sue.sadler@jamescitycountyva.gov>

Cc: Donna Koval <donstephenna@msn.com>

Subject: Deferment Request for Oakland Pointe Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008)

Dear Board of Supervisors:

Please petition the Planning Commission to defer the Oakland Pointe plan from Dec 2018 until their Feb 2019 meeting. I have contacted them directly but also wanted to alert you to our dilemma.

My fellow Oakland neighbors and other communities require additional time to raise awareness of revised proposal. In addition, the Feb 2019 timeframe will enable maximum community participation after the holidays.

Thank you for your time and consideration in this matter.

Sincerely,

Stephen & Donna Koval

Paul Holt

Subject: FW: Oakland Pointe Apartment Proposal Meeting

From: Susan J. Grainer (sjgrainer) <sjgrainer@henrico.k12.va.us>

Sent: Thursday, November 15, 2018 10:25 AM

To: Danny Schmidt; Heath Richardson; Tim OConnor; Julia Leverenz; John Haldeman; Frank Polster; Richard Krapf

Subject: Oakland Pointe Apartment Proposal Meeting

Good morning Honorable Chairman, Vice-Chairman, and Members of the Planning Commission:

My name is Susan Grainer and I live at 111 Crescent Drive within the Oakland Estates subdivision. My neighborhood sits adjacent to the Marston property, which has been proposed for re-zoning from A-1 General Agriculture to R-5 Multi-family Residential District for the purpose of developing the property into a 126-unit apartment complex. As I understand the information that I have received about the revised proposal, this potential apartment complex is being suggested to access through the same intersection as Oakland Estates, which is located at Richmond Road/Oakland Drive (JCC Planning Commission case Z-18-0004/HW-18-0002 Oakland Pointe). I mention that I'm getting this information from neighbors, but I have yet to see a proposed rezoning sign attached to this identified land for the apartment access.

In discussions with various members of the community in the past week, we have become increasingly concerned with the timing of this application. This Oakland Pointe proposal has been scheduled for consideration at multiple Planning Commission meetings. We understand that it will again be scheduled for a vote by the Commission at the December 5th meeting, but again, there has been no signage confirming this proposal review. Our concerns with this scheduling are two-fold. First, it takes a fair amount of time and effort to raise community awareness for participation at Planning Commission meetings, and this challenge has been heightened by the number of "false starts" on this application. Considering the complexities involved, as well as the number of reviews and analyses that must be completed, we understand that these postponements are inherent in the process. However, it has caused many in the community to take a "wait and see" attitude on scheduling, and we understand that the official agenda for the December 5th meeting won't be publicized until next week. That means that we will have two weeks to communicate the importance of the meeting with the broader community, with the announcement itself falling on the week of Thanksgiving. Many of us in the community are wondering about the limited notice and lack of official signage. If the proposed schedule were to follow the predicted Commission and Supervisor meetings. i.e. Dec Planning Commission followed by early January Supervisor meeting, then considering that we are entering the holiday season, this timing will no doubt have the potential to adversely affect community involvement in each of these meetings.

Jose Ribeiro

From: Adrienne <adrienne-gary@cox.net>
Sent: Thursday, November 15, 2018 10:09 AM
To: Tim OConnor; Julia Leverenz; Richard Krapf; Heath Richardson; John Haldeman; Danny Schmidt; Frank Polster
Cc: Jose Ribeiro
Subject: Oakland Pointe

Dear JCC Planning Commission,

I understand that the Oakland Pointe apartment complex proposal is on the Planning Commission's agenda for December 5th. I am very concerned to hear this.

In order to find out about the agenda, I had to search through documents on the JCC website, and found a letter to Arch Marston. This was not easy to find for someone who is unfamiliar with the process.

I was under the impression that a **red rezoning sign** would be posted for the community to see the location of a proposed development. I have not seen a rezoning sign.

I do not feel that adequate notice has been given. How is the community able to respond to significant development proposals when they do not know about them?

Please postpone the hearing for a few months so that adequate notice can be given to the community. Please post a sign on Route 60 and Oakland Drive, and provide adequate notice of the hearing date.

Thank you

Adrienne Frank

114 Crescent Drive, Williamsburg VA 23188

Paul Holt

Subject: FW: Oakland Pointe

From: jack lubore <jalubore@widomaker.com>

Sent: Thursday, November 15, 2018 11:04 AM

To: Heath Richardson

Cc: Richard Krapf; Danny Schmidt; Tim OConnor; Julia Leverenz; John Haldeman; Frank Polster

Subject: Oakland Pointe

Mr. Chairman, Mr. Vice Chairman, Members Planning Commission

My name is Jack Lubore i live at 208 Crescent Dr. Williamsburg. It is my understanding the Oakland Pointe project may be on the Planning Commission's Dec. agenda. I respectfully request to delay this hearing until after the holidays.

As you are aware this is an important issue to many who will be affected. The timing for the Dec. meeting after many delays and a subsequent hearing by the Board of Supervisors right after the holidays may not afford some citizens to fully participate in the process. I have already witnessed the boards efforts to be transparent in this and other projects and it is appreciated. With that in mind, I also understand this is now considered a new zoning app however to my knowledge no new zoning sign has been posted.

I am not one to normally write to my representatives in fact this may be my first time but feel certain this project, while noble, is not at all well suited for this location. Traffic congestion, while a given problem, and will get worse, traffic safety is an overriding concern of mine. My career has allowed me some knowledge of auto accidents, their creation and results and I feel strongly we could create a very unsafe condition for Oakland, and potentially Oakland Pointe residences alike.

Last point while I am at it. I have lived in Oakland Estates for over 27 years and one of a few who's property borders what I believe is called the Yarmouth Creek or watershed. Only in the last couple of years the water is visible during the winter just standing from our deck on a sunny day. While not scientific it does give us concern the effect of development and future development will have on what I have come to understand is an important area. I know the county or someone spent a sizable sum to manage the watershed behind our neighborhood some years ago. I hope this was not for naught or will again need further investment and mitigation.

Respectfully

Jack Lubore

Paul Holt

Subject: FW: Oakland Pointe Apartment Proposal Meeting

From: Susan J. Grainer (sjgrainer) <sjgrainer@henrico.k12.va.us>

Sent: Thursday, November 15, 2018 10:25 AM

To: Danny Schmidt; Heath Richardson; Tim OConnor; Julia Leverenz; John Haldeman; Frank Polster; Richard Krapf

Subject: Oakland Pointe Apartment Proposal Meeting

Good morning Honorable Chairman, Vice-Chairman, and Members of the Planning Commission:

My name is Susan Grainer and I live at 111 Crescent Drive within the Oakland Estates subdivision. My neighborhood sits adjacent to the Marston property, which has been proposed for re-zoning from A-1 General Agriculture to R-5 Multi-family Residential District for the purpose of developing the property into a 126-unit apartment complex. As I understand the information that I have received about the revised proposal, this potential apartment complex is being suggested to access through the same intersection as Oakland Estates, which is located at Richmond Road/Oakland Drive (JCC Planning Commission case Z-18-0004/HW-18-0002 Oakland Pointe). I mention that I'm getting this information from neighbors, but I have yet to see a proposed rezoning sign attached to this identified land for the apartment access.

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For these reasons, we request that the Planning Commission set a February date for review of the Oakland Pointe proposal. I am told that there is some precedent for this action, as the Planning Commission has moved review dates in the past to accommodate community requests.

Paul Holt

Subject: FW: Deferment Request for Oakland Pointe Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008)

From: Stephen Koval <stepdonnahren@msn.com>

Sent: Thursday, November 15, 2018 9:32:28 AM

To: Planning; Heath Richardson; Danny Schmidt

Cc: Donna Koval

Subject: Deferment Request for Oakland Pointe Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008)

Dear Planning Commission Members:

Please defer the Oakland Pointe plan until your Feb 2019 meeting. My fellow Oakland neighbors and other communities require additional time to raise awareness of revised proposal. In addition, the Feb 2019 timeframe will enable maximum community participation after the holidays.

Thank you for your time and consideration in this matter.

Sincerely,
Stephen & Donna Koval

Paul Holt

Subject: FW: Oakland Pointe

From: Adrienne <adrienne-gary@cox.net>

Sent: Thursday, November 15, 2018 10:08:31 AM

To: Tim OConnor; Julia Leverenz; Richard Krapf; Heath Richardson; John Haldeman; Danny Schmidt; Frank Polster

Cc: Jose Ribeiro

Subject: Oakland Pointe

Dear JCC Planning Commission,

I understand that the Oakland Pointe apartment complex proposal is on the Planning Commission's agenda for December 5th. I am very concerned to hear this.

In order to find out about the agenda, I had to search through documents on the JCC website, and found a letter to Arch Marston. This was not easy to find for someone who is unfamiliar with the process.

I was under the impression that a **red rezoning sign** would be posted for the community to see the location of a proposed development. I have not seen a rezoning sign.

I do not feel that adequate notice has been given. How is the community able to respond to significant development proposals when they do not know about them?

Please postpone the hearing for a few months so that adequate notice can be given to the community. Please post a sign on Route 60 and Oakland Drive, and provide adequate notice of the hearing date.

Thank you

Adrienne Frank

114 Crescent Drive, Williamsburg VA 23188

Paul Holt

Subject: FW: Oakland Pointe

From: Adrienne <adrienne-gary@cox.net>
Sent: Thursday, November 15, 2018 10:08:31 AM
To: Tim OConnor; Julia Leverenz; Richard Krapf; Heath Richardson; John Haldeman; Danny Schmidt; Frank Polster
Cc: Jose Ribeiro
Subject: Oakland Pointe

Dear JCC Planning Commission,

I understand that the Oakland Pointe apartment complex proposal is on the Planning Commission's agenda for December 5th. I am very concerned to hear this.

In order to find out about the agenda, I had to search through documents on the JCC website, and found a letter to Arch Marston. This was not easy to find for someone who is unfamiliar with the process.

I was under the impression that a **red rezoning sign** would be posted for the community to see the location of a proposed development. I have not seen a rezoning sign.

I do not feel that adequate notice has been given. How is the community able to respond to significant development proposals when they do not know about them?

Please postpone the hearing for a few months so that adequate notice can be given to the community. Please post a sign on Route 60 and Oakland Drive, and provide adequate notice of the hearing date.

Thank you

Adrienne Frank

114 Crescent Drive, Williamsburg VA 23188

Paul Holt

Subject:

FW: Deferment Request for Oakland Pointe Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008)

From: Stephen Koval <stepdonnahan@msn.com>

Sent: Thursday, November 15, 2018 9:32:28 AM

To: Planning; Heath Richardson; Danny Schmidt

Cc: Donna Koval

Subject: Deferment Request for Oakland Pointe Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008)

Dear Planning Commission Members:

Please defer the Oakland Pointe plan until your Feb 2019 meeting. My fellow Oakland neighbors and other communities require additional time to raise awareness of revised proposal. In addition, the Feb 2019 timeframe will enable maximum community participation after the holidays.

Thank you for your time and consideration in this matter.

Sincerely,

Stephen & Donna Koval

Paul Holt

Subject: FW: Marston Property Rezoning

From: thompsongang@aol.com <thompsongang@aol.com>

Sent: Wednesday, November 14, 2018 9:57 PM

To: Danny Schmidt; Heath Richardson

Subject: Marston Property Rezoning

Mr. Schmidt and Mr Richardson,

We live at 101 Woodmont Place in Oakland Subdivision. We are requesting that the Marston Rezoning issue be scheduled for vote in February 2019. We have been encouraged as a community to participate and come out to the meetings. On 3 occasions we have spoke with others in the surrounding neighborhoods who will also be effected by the increase in traffic etc and encourage them to come out only for those meeting to be postponed. With the holidays where families are preoccupied, we feel like December and January will make for less community involvement in the meetings. For these reasons, we would very much appreciate if the Planning Commission would set a February date for review of the Oakland Pointe proposal.

Sincerely,

Gary and Melonie Thompson

Paul Holt

Subject:

FW: JCC Planning Commission case Z-18-0004/HW-18-0002 Oakland Pointe

From: Patrick McCaffery <patrickmccaffery@msn.com>

Sent: Wednesday, November 14, 2018 9:00 PM

To: Heath Richardson; Danny Schmidt; Richard Krapf; Tim OConnor; Julia Leverenz; John Haldeman; Frank Polster; Adrienne; laexa1103@aol.com

Subject: JCC Planning Commission case Z-18-0004/HW-18-0002 Oakland Pointe

Mr. Chairman, Vice-Chairman, and Members of the Planning Commission:

Good evening. My name is Patrick McCaffery, I live at 124 Crescent Drive within the Oakland Estates subdivision. As you know, this subdivision is in close proximity to the Marston property, which has been proposed for re-zoning from A-1 General Agriculture to R-5 Multi-family Residential District for the purpose of developing the property into a 126-unit apartment complex. According to the revised proposal, this complex will access the same entrance/egress intersection as Oakland Estates, which is located at Richmond Road/Oakland Drive (JCC Planning Commission case Z-18-0004/HW-18-0002 Oakland Pointe).

In discussions with various members of the community in the past week, we have become increasingly concerned with the timing of this application. This Oakland Pointe proposal has been scheduled for consideration at a number of Planning Commission meetings (at least three by my count). We understand that it will again be scheduled for a vote by the Commission at the December 5th meeting. Our concerns with this scheduling are two-fold. First, it takes a fair amount of time and effort to raise community awareness for participation at Planning Commission meetings, and this challenge has been heightened by the number of "false starts" on this application. Considering the complexities involved, as well as the number of reviews and analyses that must be completed, we understand that these postponements are inherent in the process. However, it has caused many in the community to take a "wait and see" attitude on scheduling, and we understand that the official agenda for the December 5th meeting won't be publicized until next week. That means that we will have two weeks to communicate the importance of the meeting with the broader community, with the announcement itself falling on the week of Thanksgiving. In addition, according to this schedule, the proposal will be heard on December 5th by the Planning Commission, and then in early January by the Board of Supervisors. Considering that we are entering the holiday season, we believe this timing will also adversely affect community involvement in each of these meetings.

For these reasons, we request that the Planning Commission set a February date for review of the Oakland Pointe proposal. I understand that there is some precedent for this action, as the Planning Commission has moved review dates in the past to accommodate community requests.

I hope you will seriously consider this request. At the February 7, 2018 Planning Commission meeting (which I believe was the first scheduled review as well as the first postponement of the Oakland Pointe matter), many of the members of the community that attended the meeting were heartened at the statements of the Commission members on the importance for the community to attend and have their voices heard. I have referenced these comments many times in the months since in various community settings where this matter was discussed. Unfortunately, after a number of delays and postponements, and with the holidays approaching, I feel that the meeting will not be as well attended by the community as it should be, and that the Planning Commission will thereby not be afforded an accurate reflection of the community's concerns. As a result, we request that the Planning Commission schedule the proposal for review in

Paul Holt

Subject: FW: Final Concerns with Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe
Attachments: Koval Environment Soil Stormwater Final Concerns-Oakland Pointe Z-18-0004 HW-18-0002.pdf

From: Stephen Koval <stepdonnahren@msn.com>

Sent: Monday, November 12, 2018 7:54 AM

To: Board Only; Ruth Larson; Jim Icenhour; John McGlennon; Michael Hipple; Sue Sadler; Planning; Heath Richardson; Jose Ribeiro

Cc: Donna Koval

Subject: Final Concerns with Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe

Dear JCC Board of Supervisors and Planning Commission Members:

Please see attached document explaining our environmental and water runoff concerns, as well as our final observation.

Thank you for listening.

Sincerely,
Stephen & Donna Koval

Stephen & Donna Koval
102 Crescent Drive
Williamsburg, VA 23188

November 11, 2018

James City County Board of Supervisors
James City County Planning Commission
101 Mounts Bay Road
Building D & F
Williamsburg, VA 23185

Subject: Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe

Dear James City County (JCC) Board of Supervisors and Planning Commission Members:

In addition to our previous letters of traffic concerns and fiscal impacts, please analyze the proposed remediation of storm water management issues; the environmental impact to the Yarmouth Creek Watershed and our Final Observation:

1) Water Runoff

The developer will be clearing and land-disturbing woods; natural ground cover and native soils. They propose Special Storm water Criteria measures of forebays and other potential VRRM requirements to protect the ecosystems and waterways; but will that be enough? Compounding this dire situation is drainage from recent developments i.e., Village at Candle Station; Crosswalk Church parking lot expansion; Norge Station; Norge Center and the Candle factory shopping center. Runoff from the proposed largest high-rise apartment complex in this area will potentially exacerbate current degradation of the Yarmouth Creek watershed. Please reaffirm your commitment to the 2035 Comprehensive Plan Environment to improve the quality of water in County watersheds, wetlands and waterways.

2) Soil

A considerable amount of Hydrosol Group A & B will be removed or disturbed, leading to further erosion and impact to the Chesapeake Bay Preservation and storm water pollution prevention plans.

Paul Holt

Subject: FW: Additional Concerns with Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe
Attachments: Koval Fiscal School Easement HW Concerns-Oakland Pointe Z-18-0004 HW-18-0002.pdf

From: Stephen Koval <stepdonnahan@msn.com>

Sent: Saturday, November 10, 2018 9:16 AM

To: Board Only; Ruth Larson; Jim Icenhour; John McGlennon; Michael Hipple; Sue Sadler; Planning; Heath Richardson; Jose Ribeiro

Cc: Donna Koval

Subject: Additional Concerns with Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe

Dear JCC Board of Supervisors and Planning Commission Members:

Please see attached document detailing our fiscal, easement and height waiver concerns with subject case.

Don't hesitate to contact us if necessary.

Sincerely,
Stephen & Donna Koval

Stephen & Donna Koval
102 Crescent Drive
Williamsburg, VA 23188

November 10, 2018

James City County Board of Supervisors
James City County Planning Commission
101 Mounts Bay Road
Building D & F
Williamsburg, VA 23185

Subject: Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe

Dear James City County (JCC) Board of Supervisors and Planning Commission Members:

In addition to our previous letter of traffic concerns, please scrutinize details of the fiscal burden to James City County; impacts to public facilities and services; easement assurances and height waiver specifics:

1) Fiscal Impact Study

The alarming annual fiscal impact to JCC taxpayers has been revised downward from \$636k to \$464k (a reduction of 27%). The total non-school expenses dropped by \$157k and per student total expenses by \$15k. However, the number of apartments (126) and the total of estimated students (39.06) have not changed so I am confounded by this reduction.

A comparable development nearby, the Station at Norge, reportedly has 39 students for 104 apartments. Calculating the comparison of 17%, Oakland Pointe would generate 46 students (39 plus 17%) for 126 apartments. The fiscal impact to JCC taxpayers would range from \$744k (original \$636k plus 17%) to \$543k (revised \$464k plus 17%).

2) Schools

The proposal states students will attend Norge Elementary School, Toano Middle School and Warhill High School. They also report all of these schools are currently operating below capacity. According to the WJCC School Board 2018/19 enrollment % of building capacity, two of the three schools are over capacity (Toano 110% and Warhill 92%) with Norge nearing capacity at 86%. Building of a new middle school

Paul Holt

Subject: FW: Our Concerns with Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe
Attachments: Koval Traffic Concerns-Oakland Pointe Z-18-0004 HW-18-0002.pdf; ATT00001.htm

From: Stephen Koval <stepdonnahren@msn.com>

Date: November 9, 2018 at 8:00:14 PM EST

To: "board@jamescitycountyva.gov" <board@jamescitycountyva.gov>, "ruth.larson@jamescitycountyva.gov" <ruth.larson@jamescitycountyva.gov>, "james.icenhour@jamescitycountyva.gov" <james.icenhour@jamescitycountyva.gov>, "john.mcglennon@jamescitycountyva.gov" <john.mcglennon@jamescitycountyva.gov>, "michael.hipple@jamescitycountyva.gov" <michael.hipple@jamescitycountyva.gov>, "sue.sadler@jamescitycountyva.gov" <sue.sadler@jamescitycountyva.gov>, "planning@jamescitycountyva.gov" <planning@jamescitycountyva.gov>, "heath.richardson@jamescitycountyva.gov" <heath.richardson@jamescitycountyva.gov>, "Jose.Ribeiro@jamescitycountyva.gov" <Jose.Ribeiro@jamescitycountyva.gov>

Cc: Donna Koval <donstephenna@msn.com>

Subject: Our Concerns with Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe

Dear JCC Board of Supervisors and Planning Commission Members:

Please see attached document detailing our traffic concerns with subject case.

Don't hesitate to contact us if necessary.

Sincerely,

Stephen & Donna Koval

Stephen & Donna Koval
102 Crescent Drive
Williamsburg, VA 23188

November 09, 2018

James City County Board of Supervisors
James City County Planning Commission
101 Mounts Bay Road
Building D & F
Williamsburg, VA 23185

Subject: Z-18-0004/ HW-18-0002 (formerly, Z-0003-2017/ HW-0004-2017/ LU-0041-2008) Oakland Pointe

Dear James City County (JCC) Board of Supervisors and Planning Commission Members:

My wife and I urge the commission to deny the rezoning application/ height waiver request of subject cases from A-1 to R-5 for (126) 3-story affordable apartment units. We have owned a home nearby for approximately 20 years and echo the concerns of our Oakland Estate neighbors adamantly opposing Oakland Pointe.

Please scrutinize troubling matters of traffic congestion, delays and safety concerns:

1) Richmond Road and Oakland Drive un-signalized intersection

a.) The "improvements" in the latest proposal is to widen this crossover; add yield bars and a double yellow centerline. Don't be VDOH-fooled! This type of crossover works fine at other locations along Richmond Road because the road is level at these locations and there are no obstructions in the median impeding your sightline. At our intersection, westbound Richmond Road has an incline approaching crossover and the median is heavily wooded. See Photo 1 Eastbound Richmond Road median has obstructions of high grass and woods near Olive Branch Christian Church in the background. See Photo 2

b.) Virginia Department of Transportation (VDOT)'s "comment letter" dated 12/22/17 confirmed current delays Oakland Estates residents currently experience turning left from Oakland Drive onto Richmond Road. Add to that proposed Oakland Pointe residents and delays will turn into accidents. VDOT also questioned whether the developer's traffic study captures drivers waiting in the median to turn left onto Richmond Road.



Photo 2

Sincerely,

Stephen & Donna Koval

Paul Holt

Subject: FW: Oakland Pointe Apartments

From: <hguinn@cox.net>

Date: November 6, 2018 at 4:01:34 PM EST

To: "sue.sadler@jamescitycountyva.gov" <sue.sadler@jamescitycountyva.gov>

Subject: Oakland Pointe Apartments

Dear Ms. Sadler:

My husband and I are residents of Toano Woods and would like to express our concern regarding the proposed the potential building of Oalkand Pointe Apartments. As we are sure that you are aware, the addition of this one-hundred-and-twenty six unit complex will not only overcrowd roadways along Route 60 and Croaker Road, it will also put at risk many who are residents of Oakland, which is situated

My husband and I are residents of Toano Woods and would like to express our concern regarding the proposed building of the Oakland Pointe complex. As we are sure that you are aware, the addition of this one-hundred-and-twenty-six-unit complex will not only overcrowd roadways along Route 60 and Croaker Road, it will also put at risk many who are residents of Oakland Estates in their attempt to both enter and exit this development. As one who has lived in Toano Woods since 1994, I have watched our traffic grow exponentially from a sleepy two-lane road to one where it is, at times, bordering on a racetrack. Ms. Sadler, I am asking you to please take this matter under advisement and to vote "no" to yet another complex.

I thank you for your time and your consideration.

Sincerely,
Hope and Shawn Guinn
7648 Thacher Drive, Toano, VA 23168

Paul Holt

Subject: FW: Oakland Point Opposition

From: Brad <bradstewart71@gmail.com>
Date: November 2, 2018 at 9:03:11 AM EDT
To: Sue Sadler <Sue.Sadler@jamescitycountyva.gov>
Cc: Planning <planning@jamescitycountyva.gov>
Subject: Oakland Point Opposition

Hi Sue,

You knocked on my door when you were originally running for your position, and the personal touch impressed me, which is why I voted for you.

I'm asking for more of that personal touch now, with the upcoming discussions on the Oakland Point development.

Since arriving in Williamsburg in 2003 from my hometown of Pittsburgh, I knew I wanted to live in Williamsburg and raise a family when I graduated from William and Mary. Williamsburg was not crowded and overrun like suburban Pittsburgh is, and we love this area, especially the rural part of Toano and previously Croaker.

After graduation, I stayed in town and my wife and I have now started our family and grown roots here with our 15 month old son, Levi. We lived in Ware Creek Manor from 2011 to 2016, and we now live in Toano Woods, and have to get off of exit 231 each day to head towards Richmond Road. This commute is already getting longer and longer with the increased population from Candle Station Townes development and I fear would be multiplied exponentially with more traffic from Oakland Point.

I am VERY concerned that this development will make this intersection not only worse, but more dangerous. On my morning commute I frequently see people pushing the limits to beat the light in an effort to get to work on time. The added traffic will only make this worse.

I've attached a few photos from our commute last Friday, where it took almost 12 minutes to get from the Rochambeau stoplight/Croaker Library to Richmond road. There was no accident on 64 to cause this backup, and we've encountered it more frequently in the past few years. (I was not nearly as frustrated as my wife was since Levi was crying and screaming in the back seat of our van, since I was alone ahead of her in our pickup truck!)

I understand the concern the county has for affordable housing for all of our citizens, but the infrastructure in this area will not accommodate this concentration of additional residents. I've seen the traffic monitors and cars studying the traffic, but those are isolated studies and do not take into account daily traffic variations, let alone summer traffic incidents spilling over from I-64. There must be somewhere else to place Oakland Point.

I'm asking for your help to stop this development. Please help us by opposing this. I plan on being at the November 7th meeting to echo my sentiments once more, and please let me know if I can help voice my opposition in any other constructive way. I know my neighbors share my opinion, but I fear they won't take the time to write to you or the planning board, who I've copied on this email.

Thank you for your time in reading this and your support for our community.



Brad Stewart
3633 Marlbrook Drive
Toano, VA 23168
757-667-1560

Paul Holt

Subject: FW: Oakland Pointe Apartment Complex

From: Brent Forys <bforys@vt.edu>

Date: October 31, 2018 at 12:06:57 PM EDT

To: <planning@jamescitycountyva.gov>, <sue.sadler@jamescitycountyva.gov>

Subject: Oakland Pointe Apartment Complex

Greetings,

I would like to voice my disapproval of the proposed Oakland Pointe Apartment Complex. The two primary reasons are as follows:

- Financial burden to the county of over \$460K. Any proposed developments should be at worst, close to revenue neutral and ideally a net gain for the county. The additional taxpayer funds required to support this complex could potentially be used as a pretext to raise taxes in the county. This would be unacceptable in my opinion.
- Public Safety would be negatively affected with the additional traffic at the intersection leading into the complex from Route 60. This is a dangerous intersection for that volume of traffic. I do not think a traffic light would be appropriate as it would restrict the flow of traffic unnecessarily. It would make more sense if the entrance to the complex was from the area behind the Food Lion where recent townhouses have already been constructed. This would provide a safer, more orderly crossing of Rt 60.

Another objection is that a height waiver should not be granted when no similar structures are in the vicinity. The structure would look out of place in the context of the surrounding area.

Thank you for your consideration.

Regards,

Brent Forys

Jose Ribeiro

From: Adrienne <adrienne-gary@cox.net>
Sent: Friday, October 26, 2018 7:45 PM
To: Jose Ribeiro
Subject: Oakland Pointe

Dear Mr. Jose Ribeiro:

Please do not recommend that the Oakland Pointe apartment complex receive rezoning. I have looked through the developer's documents, and I do not see a significant difference in their plans since the last submission. They have created a new entrance on Oakland drive, but have not reduced the number of apartments (126 units) nor vehicular trips (887).

The location of the complex is a major concern, primarily due to the hazardous Route 60 and Oakland intersections. The developer's new plan has removed continuous U-Turns but crossing the median is the more significant hazard. The intersection cannot withstand more than 1000 turning vehicles per day, even with the proposed tapers.

Currently, residents from the Oakland Neighborhood find the intersections unsafe, and four times as many trips per day will certainly increase traffic accidents. In addition, traffic from growth farther out in the county will only increase the traffic burden over time. The intersection needs improvement now, even without additional traffic.

Route 60 is a major corridor for commuters. During rush hour, the cars speed and hug the left lane making it very difficult to enter or exit Oakland Drive. My husband and I have been lucky not to have an accident, but we have had a few close ones.

The huge increase in vehicle trips across Route make the intersection unacceptable. The amount of turns through the Route 60 median should be enough to deny the application for rezoning.

Sincerely,

Adrienne Frank

114 Crescent Drive

Williamsburg, VA 23188

Jose Ribeiro

From: John Risinger
Sent: Thursday, October 25, 2018 8:22 AM
To: Jose Ribeiro
Subject: FW: NO!!!!!!!!!!

From: watersedge@cox.net
Sent: Wednesday, October 24, 2018 9:06 PM
To: Planning
Subject: NO!!!!!!!!!!

No to the Oakland apartment complex I have live here all my life and have seen what apt. complexes can do and end up as. On Centerville road the county ended up tearing down due to drug infested apartments and then taking taxpayers monies to rebuilding it.. I don't think we are any better than anyone else but look back and do some research and reasoning in this situation.

No !!!!!!!

Jose Ribeiro

From: John Risinger
Sent: Tuesday, October 23, 2018 8:13 AM
To: Jose Ribeiro
Subject: FW: No to Oakland Pointe

From: Libby Tabor
Sent: Monday, October 22, 2018 6:23 PM
To: Sue Sadler ; Ruth Larson ; Jim Icenhour ; john.mcglennon@jamescitycounty.gov; mike.hipple@jamescitycounty.gov; Planning
Subject: No to Oakland Pointe

I oppose this housing development. I don't think this is the right property for this. It will increase traffic at an already dangerous intersection. It has the potential to negatively affect an environmentally sensitive area, Yarmouth Creek. I hope you vote no. Thank you.

Libby Tabor

Jose Ribeiro

From: John Risinger
Sent: Tuesday, October 23, 2018 10:40 AM
To: Jose Ribeiro
Subject: FW: Oakland Pointe

From: Lobus, Mike
Sent: Tuesday, October 23, 2018 9:40 AM
To: Planning ; Sue Sadler
Subject: Oakland Pointe

Good morning!

In the end of 1997, my family and I relocated to the area and bought a home in Hunters Creek in little ole Toano Va. We used be able come home at night with little to no traffic. Locals said that seven mile ride to Williamsburg was waaaay too long.

Fast forward to 2018. Just pulling onto Rte. 60 reminds you of being on 64. This small tranquil community is starting to match the Tidewater area. Do we really want that in James City County? Do we really want to see crop lands become apartments? What about that nice community right behind there? Do they deserve to be rewarded with apartments in their front yards? Those are nice homes! It would be different if that field in question would be an extension of that neighborhood with more nice homes.

What about the roads and volume of traffic? I can hear the sirens of police cars and fire trucks more than ever when I'm outside. Rte. 60 can't support 126 unit complex and that side road and intersection will now be an accident and death trap.

Folks, this is a lovely area and a fantastic place to raise a family. Adding an apartment complex full of renters does nothing to improve it. Nothing! Myself and many others are asking you to not allow this to go forward.

Mike Lobus
Area Sales Manager
Schmidt's Baking Company
MLobus@schmidt baking.com
Cell Phone: 757-817-6215



Jose Ribeiro

From: John Risinger
Sent: Tuesday, October 23, 2018 8:14 AM
To: Jose Ribeiro
Subject: FW: No to Oakland Apartments

From: Maria Paluzsay
Sent: Monday, October 22, 2018 9:41 PM
To: Planning
Subject: No to Oakland Apartments

Dear Planning Commission:

I urge you to vote no to the Oakland Apartments. As a JCC native and a local Realtor for 20+ years, I understand the need for affordable housing. James City has done an excellent job of continuing the situation we have always had, with our labor coming from outside the county. Unfortunately, this apartment complex will not relieve that, as hourly wage workers still won't be able to afford them, and will still come from CC, Surry, and NN. As a rental situation, it does nothing to promote upward mobility or pride of homeownership. Add to that that it requires a height variance - let's leave the tall ugly buildings to Monticello, please - and cannot support the infrastructure it requires.

There is no reason to support these apartments, and that is coming from a Stewart Taylor-styled land rights native. Please vote no.

Sincerely,

Maria R. Paluzsay
128 Shellbank Drive

Maria R. Paluzsay
757-871-4667
Associate Broker
RE/MAX Capital
1166 Jamestown Road
Williamsburg, VA 23185
licensed Realtor in Virginia

Paul Holt

Subject:

FW: VOTE NO

From: James Kennedy <jimkennedy1@me.com>

Date: October 22, 2018 at 2:42:35 PM EDT

To: JCC Board <JCCBoard@jamescitycountyva.gov>

Subject: VOTE NO

VOTE NO ON THE OAKLAND POINTE APARTMENTS...If you keep raising taxes, and increasing spending at the current rate you'll need to raise real estate taxes again in 2 years.....the annual net losses should be an indicator this is not the right project, and the area has traffic issues already.

Jim Kennedy

Stonehouse District

Jose Ribeiro

From: John Risinger
Sent: Monday, October 22, 2018 1:07 PM
To: Jose Ribeiro
Subject: FW: Oakland Pointe Apartments Objection

From: Dawn T
Sent: Monday, October 22, 2018 12:26 PM
To: Planning ; Ruth Larson ; Sue Sadler ; Jim Icenhour ; john.mclennon@jamescitycountyva.gov;
mike.hipple@jamescitycountyva.gov
Subject: Oakland Pointe Apartments Objection

As a James City County tax payer and homeowner in the Villages of Candle Station, I'm writing to express my strong objection to the building of the Oakland Pointe Apartments for the following reasons:

- Traffic congestion at the Rt. 60/Croaker Rd. intersection
- Increased crime
- Decreased property values
- Impact to environment, specifically the Yarmouth Creek watershed
- Increased cost to taxpayers for additional educational support (\$464K annually per county planners.)
- Decreased green space in the upper county

Thank you for your consideration when voting "NO" to this proposed construction.

Dawn Taylor
757-404-0211
7428 Wicks Rd.
Williamsburg VA 23188

Jose Ribeiro

From: John Risinger
Sent: Monday, October 22, 2018 1:58 PM
To: Jose Ribeiro
Subject: FW: Oakland Pointe Apartments

-----Original Message-----

From: amstanley77@gmail.com <amstanley77@gmail.com>
Sent: Monday, October 22, 2018 1:42 PM
To: Planning <planning@jamescitycountyva.gov>; Ruth Larson <Ruth.Larson@jamescitycountyva.gov>; Sue Sadler <Sue.Sadler@jamescitycountyva.gov>; Jim Icenhour <Jim.Icenhour@jamescitycountyva.gov>; john.mclennon@jamescitycountyva.gov; mike.hipple@jamescitycountyva.gov
Subject: Oakland Pointe Apartments

As a James City County tax payer and homeowner in the Villages of Candle Station, I'm writing to express my strong objection to the building of the Oakland Pointe Apartments for the following reasons:

- Traffic congestion at the Rt. 60/Croaker Rd. intersection
- Increased crime
- Decreased property values
- Impact to environment, specifically the Yarmouth Creek watershed
- Increased cost to taxpayers for additional educational support (\$464K annually per county planners.)
- Decreased green space in the upper county

Thank you for your consideration when voting "NO" to this proposed construction.
Sent from my iPhone

AnnMarie Stanley
7523 Tealight Way
Williamsburg VA 23188

Paul Holt

Subject:

FW: Traffic Hazards Associated With Oakland Pointe Apartments Development and Zoning Change

From: Ferrell McClain <ferrellmclain@gmail.com>

Date: October 21, 2018 at 1:21:16 PM EDT

To: board@jamescitycountyva.gov

Subject: Traffic Hazards Associated With Oakland Pointe Apartments Development and Zoning Change

Traffic Hazards Associated With Oakland Pointe Apartments Development and Zoning Change

I moved to the Oakland community earlier this year. Having worked in Fairfax County for thirty years, I chose the Norge/Toano because of the rural environment with the advantage of being close to the amenities of Williamsburg. I was not aware of the proposal to rezone two parcels, adjacent to Oakland, of agricultural land to allow for high-density apartments.

I have several significant concerns regarding traffic safety. First of all is the intersection of Oakland Rd and Rt 60. The Oakland neighborhood was developed in the early 80s and the intersection was more capable of handling traffic than it is now. From the stop sign at the end of Oakland Drive at Rt 60,

(1) visibility to the left, the lanes coming from Toano, is reduced due to a hill and dip as well as shadows that shade the road.

(2) To turn from Oakland Drive to go toward Toano, visibility of traffic headed westbound is zero. In fact, one must proceed into the crossover and sneak a peek to the right back toward Norge to determine if there is any traffic coming westbound. And to make matters worse, if a car headed westbound on Rt 60 intends to turn left into the crossover to get into Oakland, that driver has zero visibility of cars coming out of Oakland into the crossover. In the short time I have lived here I have had several close calls just due to this design deficiency.

The households in the proposed apartments will quadruple the volume of traffic exiting Oakland Dr onto Rt 60.

Another deficiency of the crossover is that the distance between eastbound and westbound Rt 60 is only big enough for two cars or one truck or one small truck with trailer in tow.

Any additional cars intending to turn left into Oakland Dr from westbound Rt 60 have to stop in the travel lanes of westbound Rt 60. There is no deceleration turn lane, so they are stuck blocking traffic on RT 60 in front of other vehicles, which are accelerating away from the traffic light at Croaker Rd.

R. Ferrell McLain
122 Crescent Drive
804-580-0307

Paul Holt

Subject: FW: Oakland Pointe apartments

From: Caroline Whiteed <carol.whiteed@gmail.com>

Date: October 19, 2018 at 7:43:19 PM EDT

To: sue.sadler@jamescitycountyva.gov

Subject: Oakland Pointe apartments

My husband and I recently purchased property in Oakland Estates to build our retirement home. We love the rural setting and were so pleased to find a community that suited our needs. We are so disappointed to learn of the proposed apartment complex that will turn beautiful green space into a development that will cause extra traffic and share the only access to this neighborhood.

Please vote NO on this apartment complex to keep the rural atmosphere of this portion of James City County.

Thank you.

Caroline Whiteed

Jose Ribeiro

From: John Risinger
Sent: Thursday, October 18, 2018 12:41 PM
To: Jose Ribeiro
Subject: FW: Please vote no:

-----Original Message-----

From: Karen Toone Stemmann <ktstemann@aol.com>
Sent: Thursday, October 18, 2018 11:31 AM
To: Planning <planning@jamescitycountyva.gov>
Subject: Please vote no:

No on Oakland Point development. Thank you.

Sent from my iPhone

Jose Ribeiro

From: John Risinger
Sent: Thursday, October 18, 2018 12:41 PM
To: Jose Ribeiro
Subject: FW: Please Vote NO on the Oakland Pointe complex

-----Original Message-----

From: k.i.beaumont@cox.net <k.i.beaumont@cox.net>
Sent: Thursday, October 18, 2018 10:35 AM
To: Planning <planning@jamescitycountyva.gov>; Sue Sadler <Sue.Sadler@jamescitycountyva.gov>
Subject: Please Vote NO on the Oakland Pointe complex

This area has traffic issues already and this would exacerbate it. There are often bicyclist riding in marathons in the summer the police have to patrol the intersection. Just this simple thing backs up traffic all the way into Toano. Now you want to add another left turn across the median?

Even without something like that or traffic stopped on the interstate the traffic is very heavy. I moved into a rural area, I pay taxes here because I wanted a rural community. You keep adding more people and that brings with it urban issues. Please use common sense a vote no on this.

Unless destroying the rural beauty of the area is what your going for.

Jose Ribeiro

From: John Risinger
Sent: Thursday, October 18, 2018 8:13 AM
To: Jose Ribeiro
Subject: FW: please vote NO on Oakland Pointe proposal

From: Lynne Groeger
Sent: Wednesday, October 17, 2018 5:44 PM
To: Planning
Subject: please vote NO on Oakland Pointe proposal

Dear Planning Commission Members,

I am opposed to the proposal to build a 126 unit apartment complex on Richmond Road near Croaker Road.

County planners say it will generate 887 car trips per day in and out of the complex, increasing the traffic volume at the Croaker and Route 60 intersection. Each trip will require crossing the Route 60 median onto Oakland Drive, a highly dangerous intersection due to fast-moving cars and poor visibility. I am very concerned about the traffic impact and the safety of drivers in the area.

The proposed cost to taxpayers is estimated at \$464,000+ annually. This is just one of several proposals (the building near TK Antiquities on Jamestown Road is another) that will increase our tax burden.

This proposed development will also decrease green space while creating environmental problems. Oakland Farm property has an earthen dam that drains into the environmentally sensitive Yarmouth Creek. Construction on the site and continual run-off will adversely impact this watershed.

I understand that Williamsburg/James City County needs low to moderate income housing but this is not a good location at all for it. In addition to the traffic safety concerns, it is too far from the major employers of lower paying jobs such as the hotel area, Colonial Williamsburg, and the College of William and Mary, whose employees may depend on public transit. It could take an hour or more by bus to get to those jobs.

I sincerely hope you will take these concerns into consideration.

Thank you for your attention.

Lynne Groeger

