

8/12/08 Board of Supervisors - Comment on Emergency Order to remove CCRC from Ag & Forestall District  
Mr. Chairman; members of the Board, my name is Robert Richardson and I reside at 2786 Lake Powell Road.

So just what is the EMERGENCY to James City County? What is the rush other than on the part of the developer Realtec. Just why is the majority pushing to close this deal under the R4 Zoning expansion of the Fords Colony master plan and thus weaken our zoning ordinances for future development.

I have no objection to the CCRC on this property as designed with clustering and advanced environmental protection methods, this is a good use for the property and a service that will be needed by Williamsburg residents.

Still there are several important issues that need to be resolved, and this is your very last chance to have the integrity and courage to require that these issues are addressed. They are:

1. **Zoning.** This project should never have been allowed to be an extension of the Fords Colony R4 master plan. It should stand on its own merit and be approved under R5 zoning. This has been acknowledged by both the PC and BOS, but ignored by the majority. This R4 zoning approval sets a precedence and essentially opens the floodgates for unrestricted expansion of R4 communities such as Fords Colony, Kingsmill, and Governors Land etc.
2. **Traffic.** Traffic on News Road and Centerville Road will exceed their safe carrying capacity. News Road is substandard, and there is little chance it will be or even should be upgraded to handle the increased traffic from this project as well as other by-right development out Centerville Road.
3. **Employee housing.** Already there is a deficiency in our area of skilled workers needed for such a CCRC community. This project will only increase the need for further development and housing for this new workforce. Otherwise, people will be commuting, which in this day and time is unsustainable.
4. **Affordability.** Will typical residents of Williamsburg benefit from this project or only the wealthy? This remains unanswered. If this project does not benefit the typical citizens of JCC, why attract more?

Vote NO to request to remove from AFD and start this process over to address the citizen's desires and not strictly those of the developer community.