



# **J4C Comments for 2009 Comprehensive Plan 24 July 2008**

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# Purpose

- Present highlights from  
“Input to 2009 Comprehensive Plan”  
( previously submitted on 3 Jun 2008)

# General Recommendations

1. Integrate the goals/recommendations of the following into the Comp Plan:
  - Coalition of High Growth Communities,*
  - Past BOS Studies e.g., Five Forks Study*
  - The Business Climate Task Force*

# **General Recommendations (Continued)**

2. Obtain a legal opinion on the feasibility of setting a moratorium on development
3. Develop a report card to document which actions of the 2003 Comp Plan were completed
4. Review the principles of the Sustainable Comprehensive Plan for Greensburg, Kansas and determine their applicability for JCC.

# Specific Actions

# Smart Growth Principles

1. Apply Smart Growth Principles in revision of Comp Plan. Reference: “*Smart Growth Network*”

## Examples:

Create walkable neighborhoods

Preserve open space, farmland, critical environmental areas and cultural resources

Strengthen and direct development toward existing communities/developed space, i.e. no expansion of the PSA

Provide a variety of transportation choices -mass transit, bike paths, interconnectivity using green infrastructure guidelines

# Special Use Permits

2. Establish appropriate standards/time frames for review of completed docs by Planning and other JCC agencies
  - Require that these time frames must be adhered to by applicants.
3. Limit approval of rezoning/SUP to an applicant for 2 years
  - If a property is sold within the timeframe, the rezoning/SUP should become invalid.
4. SUPs must be retained as a mechanism where citizen input is required.

# Incentives for Green Development

5. Consider applicability of incentives used by Arlington County for James City County:
6. Green Building Fund
  - Provides education and outreach to developers and the community on green building issues
7. Green Building Incentive Program
  - Allows a private developer to apply for additional density if project achieves a LEED award from USGBC.

# Special Considerations

8. The following properties because of their strategic location in JCC deserve careful attention by Comp Plan Steering committee and citizens when land use is deliberated:
  - Jamestown Campground, Eastern State, Gospel Spreading Farm, Hill Pleasant Farm, Taylor Farm- near Anderson's Corner, and I-64/Barhamsville Interchange