

7/17/08

TO: CPT Committee

FROM: JCC GOP/CPT Sub-Committee

RE: Healthful Growth & Management

A majority of land in JCC that is slated for development is projected to be built out within the next 20 years. Therefore, the County has a responsibility to make prudent decisions over the course of the next few years, beginning with this year's Comp. Plan update. With land at a premium, a critical component of JCC's economic strategy moving forward must be to set aside the right quantity and location of sites for office, industrial, services, retail and residential uses. This Comp. Plan update should focus on identifying such locations.

With residential growth far outpacing business growth, the County risks becoming a bedroom community--a path that will not lead to future economic sustainability. JCC has not done enough over the past several years to facilitate and promote a positive business climate that is responsive to the concerns of new and expanding businesses in our community.

Last year JCC/GOP offered to the citizens of James City County a Republican Contract with JCC. To varying degrees our 3 BOS candidates supported these 5 goals for our County. For the purposes of this Comp Plan Up-date, 2 of the 5 are applicable. We would like to briefly discuss both with you in the short time available here today.

1. Taxpayer Relief: Require that 40% of JCC Revenue shall be derived by non-residential sources by 2015 and that 50% of JCC Revenues be derived from non-residential sources by 2025.
2. Responsible Growth Management: Require that infrastructure be designed and constructed in an environmentally sensitive manner concurrent with development to support a maximum population of 100,000 utilizing standardized designs and public/private partnerships wherever possible.

We believe that it is clear that JCC citizens are very concerned sometimes to the point of being exorcised about the rate of residential growth that we have experienced over the last 2 decades. We believe that two courses of action need to be pursued concurrently to improve our County.

First, adopting the ideal of a population at 100,000 will prove to be a very effective growth management tool. One way of accomplishing this objective would be to bring the comp plan land-use designations into conformity with the zoning designations. In a phrase, we support *predictability in land use*. While it would take a comprehensive review of each parcel of land, we believe that you will find that many areas designated by

the comp plan for residential may in fact have other zoning designations and vice versa. Recently, the Business Climate Task Force (BCTF) outlined numerous recommendations for improving the business climate in JCC. Among these is a comprehensive review of the Special Use Permit (SUP) triggers and incorporating modifications, where appropriate, in order to give new or expanding businesses an element of predictability that they are looking for. This can be successfully accomplished by incorporating performance standards into the applicable zoning districts. Businesses would then “know the rules” going in, thus eliminating the uncertainty in the process prior to their investing significant resources (time, financial, etc.) into a project. A decade ago when the concept of predictability in land use first arose, a County Staffer indicated that this would result in far and away more up-zoning of land.

Second, if in fact this Staffer is correct, the goal of Taxpayer Relief would be that much more obtainable. You see—land that is zoned residential or agricultural that is designated on the Comp Plan as either or both non-residential and non-agricultural if brought into compliance would be a first and very critical step towards diversifying our County’s tax base. This would concurrently remove parcels from potential residential rezonings. Enhancing the predictability of the regulatory process for new or expanding businesses should be an important goal of this Comp. Plan Update. Consistency in zoning (at least for non-residential districts – i.e. zone to the Comp. Plan) minimizes the need for businesses to apply for a rezoning when looking at land uses that are compatible with the Comp. Plan. Specific parcels for compatible zoning should be identified during this Comp. Plan update. The next step, we believe, would be to re-make the SUP process so that it also is predictable.

Additionally, as JCC looks to its future patterns of development, the feasibility of a Transfer of Development Rights (TDR) program should be studied and considered. We believe that a TDR program implemented as a growth management tool will make the population goal of 100,000 possible while concurrently providing Taxpayer Relief to our citizens. Local governments undertake transfer of development rights (TDR) programs to use the market to implement and pay for development density and location decisions. TDR programs allow landowners to sever development rights from properties in community designated low-density areas, and sell them to purchasers who want to increase the density of development in areas that our community have selected as higher density areas. TDR programs appear to offer many advantages to communities that want to control land use but also compensate landowners for restrictions on the development potential of their properties. TDR programs make development more predictable and use the market to compensate landowners for lost property value.

In closing, we strongly encourage the Planning Commission and subsequently the BOS to have a clearly stated goal of this Comp Plan—Predictability of Land Use. Thank you for your time.

REPUBLICAN CONTRACT WITH JAMES CITY COUNTY

As Republican Members of the James City County Board of Supervisors and as citizens seeking to join that body we propose not just to change its policies, but even more important, strengthen the bonds of trust between the people and their elected representatives.

To that end, we offer a detailed agenda for the renewal of James City County, which will ensure accountability and make us proud of the way free people govern themselves.

Beginning on the first day following the installation of the new republican majority, the James City County Board of Supervisors will work to achieve the following legislative goals:

1. **Fiscal Responsibility:** Growth of Government Spending will be controlled by requiring that the annual land book value be established before setting the tax rate.
2. **Truth in Assessment:** Assessments will be reviewed every two years except in the event of sale or improvement exceeding \$20,000.00.
3. **Taxpayer Relief:** Require that 40% of JCC Revenue shall be derived by non-residential sources by 2015 and that 50% of JCC Revenues be derived from non-residential sources by 2025.
4. **Responsible Growth Management:** Require that infrastructure be designed and constructed in an environmentally sensitive manner concurrent with development to support a maximum population of 100,000 utilizing standardized designs and public/private partnerships wherever possible.
5. **Government Accountability:** Establish quantitative and qualitative performance measures for all functions of government, particularly education, to ensure efficient and effective operations and maximum return on taxpayer dollars with a view toward privatization wherever possible.

Respecting the judgment of our fellow citizens as we seek their mandate for reform, we hereby pledge our names to this Contract with James City County.