

Land Use Designation Change Applications

	Case Number/Name	Parcel ID	Location Description and Acreage	Existing Land Use Designation(s)	Proposed (by Property Owner or Staff) Land Use Designation(s)	Staff Recommendation	Final Steering Committee and PC Recommendation
Commercial Considerations	LU-0017, LU-0026, and LU-0027-2008 (Ironbound Commercial)	3840100024, 3830100004, 3830100002A, 3830100003	On Monticello Avenue, across from WindsorMeade Marketplace (3.8 acres)	Moderate Density Residential	Community Commercial	Denial	Change to Neighborhood Commercial, including parcel adjacent to Rt. 199
	LU-0023-2008: 7809 Croaker Road	1340100016D	On Croaker Road, south of Point O Woods Road (2.5 acres)	Low Density Residential	Neighborhood Commercial	Denial	Denial: remains Low Density Residential
	LU-0037-2008: 7605 Croaker Road	2320100001	At the northwest corner of the Croaker Road and Richmond Road intersection (7.9 acres)	Mixed Use	Community Commercial	Denial	Denial: remains Mixed-Use
	LU-0040-2008: 1332 Jamestown Road	4810100012, 4810100013	On Jamestown Road across from St. Martin's Episcopal Church (2.7 acres)	Low Density Residential	Community Commercial	Denial	Change to Neighborhood Commercial, including adjacent Cherry Realty Parcel
	LU-0042-2008: 5925 Richmond Road	3220100097	On Richmond Road between Prime Outlets and the Villages at Westminster (1.5 acres)	Low Density Residential	Neighborhood Commercial	Denial	Denial: remains Low Density Residential
	Staff #8: Treyburn Drive adjacent to High Street	3910100133B, 3910100055, 3910100133, 3911100002, 3910100133A, 3911100001	On Treyburn Drive across from Chambrel at Williamsburg (17.3)	Low Density Residential	Neighborhood Commercial	(Staff Initiated)	Mixed-Use, including parcels adjacent to Monticello Avenue
Industrial/Mixed-Use Considerations	LU-0016-2008: 6925 Richmond Road	243010003	On Richmond Road, currently the Colonial Town Plaza shopping center and adjacent vacant land (25 acres)	Low Density Residential	Mixed-Use	Modified Approval -Mixed-Use for a portion of the parcel	Community Commercial (entire parcel)
	Staff #11: Lightfoot Mixed Use Expansion (see also LU-16-08)	2410100010, 2410100011, 2410100011A, 2410100012	On Richmond Road, adjacent to the Colonial Town Plaza shopping center (8.7 acres)	Low Density Residential	Mixed-Use	(Staff Initiated)	Mixed-Use
	LU-0021-2008: Hill Pleasant Farm (includes PSA consideration)	2410100005, 2410100004, 2410100014, 2410100013, 2320100025, 2320100022, 2320100021, 2430100016, 2430100017, 2320100023, 2320100024A, 2320100024B, 1430300003, 1430300002, 1430300001, 1340100034, 1340100033, 1430100044, 1340100035, 1340100032, 2430100031A, 2430100031B, 2430100031	On Richmond Road north of the railroad tracks at the current Hill Pleasant Farm, and surrounding properties to the north near the Croaker Interchange and to the south at the Williamsburg Pottery (815 acres)	Rural Lands, outside the Primary Service Area	Mixed-Use, include in the Primary Service Area	Denial	Economic Opportunity Designation (new), including adjacent parcels near the Croaker Interchange and at the Williamsburg Pottery. Area remains outside the Primary Service Area until Master Planned
	LU-0022-2008: 8491 Richmond Road (Taylor Farm) (includes PSA consideration)	1210100032	At the intersection of Richmond, Barhamsville, and Rochambeau Roads (Anderson's Corner) (218 acres)	Mixed Use, Low Density Residential, Rural Lands	Mixed-Use, include entire parcel in the Primary Service Area	Denial	Denial: remains Mixed-Use, Low Density Residential, and Rural Lands with no change in Primary Service Area line
	LU-0024-2008: 4052 Cokes Lane	1340100019, 1330100010	South of Mirror Lakes and the railroad tracks at the end of Cokes Lane (3 acres)	Low Density Residential	Mixed-Use	Approval	Mixed-Use, including additional nearby parcel currently designated LDR
	LU-0038-2008: 7551 and 7567 Richmond Road	2321100001D, 2321100001E	On Richmond Road behind the Crosswalk Community Church and Candle Factory complex (64 acres)	Limited Industry, Mixed Use	Mixed-Use	Staff recommended that one parcel would change from Limited Industry to Low Density Residential (LDR), and the adjacent parcel would change from Mixed-Use (MU) to split MU/LDR along existing M-1 zoning line	One parcel would change from Limited Industry to LDR, adjacent parcel would change from MU to to split MU/LDR along existing M-1 zoning line
	Staff #12: Candle Factory Mixed Use Area (see also LU-38-08)	2321100001B	On Richmond Road, at the existing Crosswalk Community Church and Candle Factory complex (30 acres)	Limited Industry	Mixed-Use, include MU language for entire Candle Factory MU area	(Staff Initiated)	Mixed-Use, include MU language for entire Candle Factory MU area
	Staff #4: Jamestown Marina and Yacht Basin	4640100012	On Jamestown Road at the existing marina (37 acres))	Part Neighborhood Commercial, Part Mixed Use	Mixed-Use	(Staff Initiated)	Mixed-Use
	Staff #6: Ironbound Road	3910100006, 3911700001A, 3911700001, 3911700002, 3911700003	On Ironbound Road north of New Town (4.4 acres)	Limited Industry	Mixed-Use	(Staff Initiated)	Mixed-Use
	Staff #9: Toano MDR	1230100003, 1230100004, 1230100005, 1230100006, 1230100008, 1230100010, 1230100011, 1230100013, 1230100014, 1230100012	Parcels at and adjacent to the northwest side of the Forge Road and Richmond Road intersection (35 acres)	Moderate Density Residential	Mixed-Use	(Staff Initiated)	Change 3 parcels to Low Density Residential, and 7 parcels to Mixed-Use
Staff #10: Hazelwood Holdings (includes PSA consideration)	0430100017, 0440100012, 0440100013	Between Old Stage Road and Barnes Road on the southwest side of the I-64 Barhamsville interchange (approx. 274 acres)	Rural Lands, Mixed Use	Alternative configuration of Rural Lands and Mixed Use, change in Primary Service Area line	(Staff Initiated)	Alternative configuration of Rural Lands and Mixed Use, change Primary Service Area line (staff proposal)	
PSA Considerations	LU#3-14, 18-19, 36, 39, and 43 (Bush Springs Road applications)	2220100028, 2220200007B, 2220200008, 2220200010, 2220200011, 2220100032A, 2220100042, 2220100045, 2220200006, 2220200007A, 2220200003, 2220200002, 2220100046, 2220100032B, 2220100043A, 2220100029, 2220100040, 2220100013, 2220100041, 2220100030	Parcels are located along Bush Springs Road in Toano (approx. 52 acres)	Low Density Residential, inside the Primary Service Area	Low Density Residential, outside the Primary Service Area	Denial	Denial: remains Low Density Residential inside the Primary Service Area
	LU-0020-2008: 282, 290, 291, and 308 Bush Springs Road	2220100036, 2220100035, 2220100090, 2220100034	At the southern end of Bush Springs Road in Toano (57 acres)	Rural Lands, outside the Primary Service Area	Low Density Residential, include in the Primary Service Area	Denial	Denial: remains Rural Lands outside the Primary Service Area

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PSA Considerations	LU-0015-2008: 499 Jolly Pond Road (Colonial Heritage)	2240100007	To the west of the existing Colonial Heritage development, bounded by Jolly Pond Road and Cranston's Mill Pond Road (130 out of 732 acres)	Rural Lands, Low Density Residential	Change additional land to Low Density Residential, change Primary Service Area line location	Denial	Denial: remains with current split between Low Density Residential and Rural Lands, and current PSA location
	LU-0002-2008: 8510 Croaker Road	1410100036C	On Croaker Road, just north of Riverview Road (8.4 acres)	Rural Lands	Low Density Residential	Denial	Denial: remains Rural Lands
Low and Moderate Density Residential	LU-0029-2008: 4200 Longview Landing	3630100024	In the western portion of the Greensprings West development on Centerville Road (35 acres)	Rural Lands	Low Density Residential	Denial	Denial: remains Rural Lands
	LU-0041-2008: 7581 Richmond Road	2310100002	On Richmond Road west of the Crosswalk Community Church (15 acres)	Low Density Residential, Moderate Density Residential	Moderate Density Residential	Approval	Moderate Density Residential
	Staff #3: Warhill Utility Lots	3210100014, 3210100009	In the area between Warhill High School and Warhill Sports Complex (4.6 acres)	Mixed Use	Low Density Residential	(Staff Initiated)	Change to Low Density Residential
	Staff #5: Five Forks Intersection	4710100034, 4710100033, 4710100115, 4710100057	At the southwest corner of the John Tyler Highway and Ironbound Road intersection (5.7 acres)	Moderate Density Residential, Low Density Residential	Mixed Use, Moderate Density Residential	(Staff Initiated)	Change 3 parcels to Mixed Use
	Staff #7: Regency Apartments	3240100047	On Longhill Road at the existing Regency at Longhill apartments (11 acres)	Low Density Residential	Moderate Density Residential	(Staff Initiated)	Change to Moderate Density Residential
	Staff #13 3813 4H Club Road	4630100004	South of 4H Club Road adjacent to Jamestown Campground (3 acres)	Mixed Use	Low Density Residential	(Staff Initiated)	Change to Low Density Residential
	Staff #1: Public Facilities and Parks	See a-p below	See a-p below	See a-p below	See a-p below	(Staff Initiated)	Same as staff proposed
Public Facilities	Staff #1 a: Greensprings Greenway Parcels	4620100021 4621200001A 4640500001A	3 parcels between Chanco's Grant, St. George's Hundred, and The Pointe at Jamestown (31 acres)	Low Density Residential, Conservation	Park, Public, or Semi-Public Open Space, Conservation	(Staff Initiated)	Change to Park, Public, or Semi-Public Open Space, Conservation
	Staff #1 b: Upper County Park	1120100003	End of Leisure Road (25 acres)	Rural Lands	Park, Public, or Semi-Public Open Space	(Staff Initiated)	Change to Park, Public, or Semi-Public Open Space
	Staff #1 c: Exxon Property (Virginia Capital Trail)	4520100012	Southeastern corner of Greensprings Road and John Tyler Highway and location of Capital Trail (8 acres)	Low Density Residential	Park, Public, or Semi-Public Open Space	(Staff Initiated)	Change to Park, Public, or Semi-Public Open Space
	Staff #1 d: Jamestown Campground	4630100005	Property to northwest of Jamestown Road near Jamestown-Scotland Ferry (95 acres)	Mixed Use	Park, Public, or Semi-Public Open Space	(Staff Initiated)	Change to Park, Public, or Semi-Public Open Space
	Staff #1 e: Jolly Pond Road Schools	3020100011	Jolly Pond Road between the County Landfill and intersection with Cranston's Mill Pond Road (80 acres)	Park, Public, Semi-Public Open Space	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
	Staff #1 f: School Operations Center	2240100009	Northwestern corner of Cranston's Mill Pond Road and Jolly Pond Road intersection (8 acres)	Rural Lands	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
	Staff #1 g: Matoaka Elementary School	3630100001A	North side of Brick Bat Road near Greensprings West (40 acres)	Rural Lands	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
	Staff #1 h: Warhill High School	3210100018	5 parcels on the southern side of the intersection of Centerville Road and Opportunity Way (55, 17, 7 acres respectively)	Mixed Use	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
	Staff #1 i: Remainder County land/ future school offices (Warhill)	Portion of 3210100012		Mixed Use	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
	Staff #1 j: Future Law Enforcement Center	3210100016		Mixed Use	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
	Staff #1 k: York River State Park (entrance road and adjacent land)	1510100005	Both sides of York River Park Road immediately south of the entrance to York River State Park (45 acres)	Rural Lands	Park, Public, or Semi-Public Open Space	(Staff Initiated)	Change to Park, Public, or Semi-Public Open Space
	Staff #1 l: Greensprings National Historic Park	4610100013	Parcel west of Greensprings Plantation Road bounded by Fairway Villas and Braemar Creek (112 acres)	Low Density Residential	Park, Public, or Semi-Public Open Space	(Staff Initiated)	Change to Park, Public, or Semi-Public Open Space
	Staff #1 m: 9451 Merrimac Trail (adjacent to Skiffe's Creek Reservoir)	6010100003	Between the CSX railroad and Route 143 adjacent to Skiffe's Creek Reservoir (60 acres)	General Industry	Park, Public, or Semi-Public Open Space, Conservation	(Staff Initiated)	Change to Park, Public, or Semi-Public Open Space
	Staff #1 n: Thomas Nelson Community College (Warhill Campus)	3210100013	See h, l, j (47 and 20 acres respectively)	Mixed Use	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
	Staff #1 o: VA State Board of Community Colleges property at Warhill	3210100017		Mixed Use	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land
Staff #1 p: VDOT facility on Croaker Rd	1410100037	Southeastern corner of Croaker Road and Woodland Road (6 acres)	Rural Lands	Federal, State, and County Land	(Staff Initiated)	Change to Federal, State, and County Land	

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