

New Kent County
Planning Commission
July 8, 2003

The Planning Commission held a work session on Tuesday, July 8, 2003 at 5:30 PM. The purpose of the work session was to discuss the planned unit development application for the Farms of New Kent.

Planning Commission members attending the work session:

- Edward Pollard
- Jay Hubbard
- Milton Hathaway
- Marty Sparks
- Jack Chalmers
- Julian Lipscomb
- Mark Daniel

Also attending:

- George Homewood, Planning Director
- Theresa Carter, Planning Technician
- Lamont, Myers, Economic Analyst
- Phyllis Katz, County Attorney
- Gary Christie, County Administrator

Reverend Hathaway called the meeting to order and gave the invocation. He announced that there would be no public comment.

REPORT ON FISCAL IMPACT

Lamont Myers reviewed the Fiscal Impact Analysis that staff prepared. He explained the differences between staff's analysis and that of the applicant that had been prepared by the real estate advisory firm Robert Charles Lesser and Company, LLC. Bottom line is each analysis predicts a positive fiscal impact with the RLC & Co reporting a cumulative, net total of \$96,328,659.00 by the projected build-out in 2025. The staff analysis was more conservative at \$70,897,012.00. The \$25,431,647.00 difference can be attributed to several reasons including predicted retail sales and methodology. RCL apportioned costs on a per capita basis; staff apportioned costs on a per household basis. Mr. Myers added that certain variables such as a county imposed meals and lodging tax could alter the totals.

PUBLIC UTILITIES

John Combs of Resource International spoke about a fifty-acre parcel of land (Riley Lowe tract) that would house a regional wastewater treatment plant that would serve not only the Farms of New Kent but also approximately 2,000 acres of land south of the project and Interstate 64 designated as commercial property by the Comprehensive Plan. The design would allow the opportunity to take the facility serving the Brickshire community, off-line and process the wastewater through the new WWTP. The plant at Brickshire is not large enough to add more homes other than what was planned for the development and does not have the land needed to expand. The current permit for the Brickshire facility would be modified for use at the new plant. Also housed on the tract will be a one and a one-half million gallon elevated water storage tank that will serve the area south of I-64 as well as the Farms of New Kent. This will tie in with a ground storage tank possibly located just north of Land Bay II. In short, the utility plan will consolidate facilities, reduce operating costs in terms of personnel, and add regional capability. Mr. Johns added that on this day the group had proffered to the County that the WWTP be designed so that it may be expanded to double its size. Initially they would rough in and prepare the pad, at the applicant's expense for any expansion. Once constructed, the water and sewer facilities will be turned over to the County. Mr. Combs clarified that the plan is to use approximately 10 acres for the initial facility that will process one and one-half million gallons per day. The applicant would build the facility and recoup the cost of construction through the collection of connection fees. The County would pay for any expansion. Mr. Combs added that the water would come from the lower Potomac aquifer via a well located on the 50-acre tract. A second well north of Route 249 would be co-located with the ground storage tank. The probability of these wells impacting shallow wells is infinitesimal.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

George Homewood stated that the Plan being referred to was the proposed Plan the Planning Commission had adopted in May. He added that the Plan had been adopted with blinders on in relation to the Farms of New Kent. Two goals of the Plan are to preserve the rural character of the County and to promote economic growth and development in a way that keeps the residential real estate tax rate as low as possible. The development proposed for Land Bays I, II, and III are in close compliance with what the Comprehensive Plan suggests for the area. The Comprehensive Plan designates the land near the County's interchanges as Economic Opportunity that would allow certain residential forms with a relatively high level of positive fiscal impact with a low service cost such as timeshares, resort cottages, and elderly housing including retirement

homes. The Active Adult housing proposed for Land Bay V would be in accordance with the Plan albeit on a much larger scale than anyone contemplated during discussions on the Comp Plan. Staff was greatly concerned about the proposed development for Land Bay VI. Located near the I-64 interchange the area is designated as Economic opportunity. While there is some retail proposed the up to 900 residential units of market rate housing could not be considered economic development.

Mr. Homewood also spoke on roadway changes including widening Route 106 to four lanes from I-64 to Pine Fork Road and using roundabouts rather than stoplights at intersections.

Recreational facilities were already planned for Land Bay I. The proffers include recreational facilities for Land Bay V that may be extended to Land Bay IV. The facilities would be for the Farms on New Kent community and would not be open to the public.

COMMUNITY IMPACTS

Lamont Myers stated the two largest concerns were the impact on the schools and fire and rescue. The schools are at capacity today. There will be approximately 675 children added to the school system by build-out. Chuck Rothenberg, agent for the applicant, had stated earlier that while reviewing the fiscal analysis one should take into consideration not only the operating expenses for school age children generated by the development but also capital costs of providing classrooms. According to Mr. Myers fiscal impact analysis the net positive fiscal impact would be \$70,897,012 after the capital costs were deducted for schools (\$9.5 million) and fire and rescue (\$4.2 million). The concentration of people, particularly the active adults, that the development would house triggers the need for an additional fire station. The applicant has proffered a new library to be constructed in Land Bay III. New Kent and Charles City now share the Heritage Library. Mr. Myers questioned what a new library would mean to Charles City residents.

Mr. Rothenberg stated that the applicant had proffered \$2 million eighteen months into the project to make improvements to the schools even though the project would not immediately generate a large number of school-aged children. Mr. Lipscomb added that these funds would pay for the addition on the primary school that has already been planned. Also proffered was a 4-bay fire station plus \$800,000 cash to fund equipment for fire and rescue.

Also discussed were the proffers for the library. The applicant will provide a 10,000 square foot building plus a separate 1,500 square foot building near the site of the Baltimore Store. There will be \$200,000 provided for shelving and fixtures. The library will be smart-wired to the schools. Additional work was needed on the proffer for a medical facility.

There was an additional proffer regarding affordable housing. The applicant will create a separate entity (committee) that will address the affordable housing issue in the community at large. The goal will be to develop approximately 200 housing units throughout the community on property donated by the developer. The homes will be built by a select group of contractors.

Mr. Homewood asked the members to consider the less quantifiable impacts such as the social impacts from adding a possible 10,000 people to our community although it is important to understand the development will proceed over time and not all at once.

A third public hearing has been scheduled for the July 21 meeting. The commission reached consensus to hold a formal public hearing at the September 15 meeting during which a recommendation will be made. The Commission will consider scheduling an August work session too at the July meeting.

ADJOURNMENT