

Applicant's Mixed Use Justification

The current land use designation is Mixed Use along a small portion of the frontage along Richmond Road; Low Density Residential for the remainder of the property inside the PSA and the rear two thirds of the property is Rural Land.

A small portion (6 acres) of the frontage is zoned B-1, General Business; the remaining 210 acres of the parcel is zoned A-1, General Agricultural. Public water and sewer are available, not served at this time. If you look at the current PSA map from Williamsburg to Toano the PSA is in a straight line until you get to this property.

If you take a look at the property you will see it is INCONSISTENT with all the surrounding properties! All the properties on each side Anderson's Corner Vet, Judy Taylor, Alan Owens, James Hall, Toano Contractors, Whitehall, and Wara's all are in the PSA and zoned business or mixed used. I would call this spot zoning and INCONSISTENT.

The rationale in the past of Planning Commission used is that Anderson's Corner is one of the few remaining areas in the PSA with significant rural agricultural vistas. To accomplish this, significant amounts of open land and farm fields should be preserved along with agricultural and rural structures in a manner that creates a traditional rural village surrounded by PERMANENTLY protected farm fields, I believe it too late!!!! Just look around you have from Toano west Greystone, Hankins Industrial Park, Toano Business Center, Nick's Lawn & Garden, Anderson's Corner Vet, Whitehall, Toano BP, Stonehouse Commerce Park and Michelle Pointe. The word PERMANENTLY means forever, to remain the same, without change, always, endures throughout so that means all my family can do is pay taxes. I have asked this many times, but who is going to farm this property in the next ten years? They are no large farms in JCC! At the present time we are leasing the farming rights to a farmer in New Kent who is in his sixties.

Please make this property at 8491 Richmond Road, Toano, CONSISTENT with the surrounding properties!!!!

On behalf of the Taylor family we would greatly appreciate you putting all of this property into the PSA.

Thanks and if you need any other info or would like to discuss please give me a call

Beverly Taylor Hall

757-566-0829