

A wide-angle photograph of a sunset over a large body of water. The sun is low on the horizon, creating a bright orange and yellow glow that reflects on the water's surface. The sky is filled with soft, grey clouds. In the distance, a long bridge spans across the water. The foreground is filled with dark green foliage, including trees and bushes, which are silhouetted against the bright sky.

# James City County ~ Paradise Lost?



	Population				Growth Rates	
	1970	2010	2021	2040 Est	1970-2021	2021-2040
United States	202,050,000	309,330,000	331,890,000	~	64.3%	~
Virginia	4,651,487	8,022,832	8,646,905	9,759,371	85.9%	12.9%
James City Co.	17,853	67,009	79,882	105,000	347.4%	31.4%
Williamsburg	9,069	13,700	15,590	17,986	71.9%	15.4%
York County	28,000	65,224	70,915	79,244	153.3%	11.7%
New Kent Co.	5,300	18,543	23,897	31,340	350.9%	31.1%
Charles City Co.	6,158	7,259	6,758	6,033	9.7%	-10.7%
Loudoun Co.	37,150	~	422,784	638,144	1038.0%	~

**Sources:** 1970, 2010, 2021 Census figures  
2040 projections are from the Weldon Cooper Center at UVA

# Causes of Population Growth:

- Induced Demand – Widening I-64 and other roads promoted commuting
- Quality of Life: historic charm, college, low crime, cost of living, relaxed pace
- Retirement
- Remote Work
- Growth begets growth



# Up Next

- Cardinal Ridge to build 1,006 homes;
- Westwood next door wants to add 155 more houses;
- Ford's Village on News Road promises 400 more houses;
- Powhatan Settlement is building 75 more houses;
- Stonehouse just opened a tract for 525 more houses;
- Williamsburg recently approved 200 more houses at Quarterpath and
- 700 more houses proposed at Kiskiack.
- That's 3,000 more houses, not counting the ordinary by-right construction throughout the region, all to be built in the next 5-8 years.
- Ominously, there are large additional tracts of open space within the PSA, presently zoned agricultural, but designated residential or mixed use on the Land Use Map.
- And then there are the looming development pressures in Upper York and New Kent County, catalyzed in part by the widening of I-64.



# Effects of Population Growth:

- Traffic
- Environment
- Fiscal Consequences
- Economic impacts
- Loss of Rural, Historic Ambiance
- Loss of wildlife habitat
- More and better health care options
- More and better restaurants, retail and theater



## Future Roadway Congestion Levels

Facility	Segment From	Segment To	2017	2045	2017 PM	2045 PM
			Weekday Volume	Weekday Volume	Peak Period LOS	Peak Period LOS
<b>Ironbound/News Rd</b>	<b>John Tyler Hwy</b>	<b>SR 321 - Monticello Ave</b>	<b>13,737</b>	<b>18,436</b>	<b>Low</b>	<b>Severe</b>
Ironbound Rd	Rte 616 - Strawberry Plains Rd	SR 321 - Monticello Ave	1,571	2,314	Low	Low
Ironbound Rd	SR 321 - Monticello Ave	Williamsburg CL	5,526	2,721	Low	Low
Jamestown Rd	Jamestown Ferry	Rte 614 - Greensprings Rd	1,725	3,686	Low	Low
Jamestown Rd	Rte 614 - Greensprings Rd	Rte 681 - Sandy Bay Rd	5,040	7,495	Low	Low
Jamestown Rd	Rte 681 - Sandy Bay Rd	Rte 682 - Neck-O-Land Rd	5,124	7,532	Low	Low
Jamestown Rd	Rte 682 - Neck-O-Land Rd	CL	6,751	11,466	Low	Low
John Tyler Hwy	Charles City CL	Rte 5000 - Monticello Ave	4,894	5,186	Low	Low
John Tyler Hwy	Rte 5000 - Monticello Ave	Rte 614 - Centerville Rd	2,793	4,183	Low	Low
John Tyler Hwy	Rte 614 - Centerville Rd	Rte 615 - Ironbound Rd	6,023	8,744	Low	Low
John Tyler Hwy	Rte 615 - Ironbound Rd	Rte 652 - Stanley Dr	13,802	16,511	Low	Severe
John Tyler Hwy	Rte 652 - Stanley Dr	SR 199	22,814	27,627	Low	Low
<b>Longhill Rd</b>	<b>Rte 614 - Centerville Rd</b>	<b>Rte 658 - Olde Towne Rd</b>	<b>5,634</b>	<b>8,736</b>	<b>Low</b>	<b>Low</b>
<b>Longhill Rd</b>	<b>Rte 658 - Olde Towne Rd</b>	<b>SR 199</b>	<b>14,115</b>	<b>21,362</b>	<b>Low</b>	<b>Low</b>
<b>Longhill Rd</b>	<b>SR 199</b>	<b>Rte 615 - DePue Dr</b>	<b>17,314</b>	<b>28,489</b>	<b>Low</b>	<b>Moderate</b>
Merrimac Trail	Newport News CL	York CL (Busch Gardens)	31,306	39,734	Severe	Severe
Merrimac Trail	SR 199/York CL	Rte 641 - Penniman/York CL	14,338	25,434	Low	Moderate
Monticello Ave	SR 5 - John Tyler Hwy	Rte 614 - Centerville Rd	3,838	2,645	Low	Low
<b>Monticello Ave</b>	<b>Rte 614 - Centerville Rd</b>	<b>Rte 613 - News Road</b>	<b>7,044</b>	<b>8,548</b>	<b>Low</b>	<b>Severe</b>



## Future Roadway Congestion Levels

Facility	Segment From	Segment To	2017	2045	2017 PM	2045 PM
			Weekday Volume	Weekday Volume	Peak Period LOS	Peak Period LOS
<b>Monticello Ave</b>	<b>Rte 613 - News Road</b>	<b>SR 199</b>	<b>21,934</b>	<b>27,881</b>	<b>Severe</b>	<b>Severe</b>
<b>Monticello Ave</b>	<b>SR 199</b>	<b>Rte 615 - Ironbound Rd</b>	<b>21,320</b>	<b>41,257</b>	<b>Low</b>	<b>Severe</b>
Old Stage Hwy	New Kent CL	Rte 601 - Barnes Rd	14,943	19,225	Low	Low
Old Stage Hwy	Rte 601 - Barnes Rd	I-64	8,315	13,680	Low	Low
Olde Towne Rd	Rte 612 - Longhill Rd	US 60 - Richmond Rd	6,222	6,963	Low	Low
Pocahontas Trail	Williamsburg CL	SR 199/York CL	19,402	26,810	Low	Low
Pocahontas Trail	York CL	BASF Rd	12,490	18,934	Moderate	Severe
Pocahontas Trail	BASF Rd	Newport News CL	9,875	18,151	Low	Severe
Richmond Rd	New Kent CL	SR 30 - Barhamsville Rd	7,382	7,597	Low	Low
<b>Richmond Rd</b>	<b>SR 30 - Barhamsville Rd</b>	<b>Rte 607 - Croaker Rd</b>	<b>9,257</b>	<b>22,735</b>	<b>Low</b>	<b>Low</b>
<b>Richmond Rd</b>	<b>Rte 607 - Croaker Rd</b>	<b>Rte 646 - Lightfoot Rd</b>	<b>20,120</b>	<b>40,336</b>	<b>Low</b>	<b>Moderate</b>
<b>Richmond Rd</b>	<b>Rte 646 - Lightfoot Rd</b>	<b>Rte 614 - Centerville Rd</b>	<b>17,544</b>	<b>39,925</b>	<b>Low</b>	<b>Severe</b>
<b>Richmond Rd</b>	<b>Rte 614 - Centerville Rd</b>	<b>SR 199</b>	<b>11,278</b>	<b>22,989</b>	<b>Low</b>	<b>Moderate</b>
Richmond Rd	SR 199	Rte 658 - Olde Towne Rd	14,854	20,627	Low	Low
Richmond Rd	Rte 658 - Olde Towne Rd	Williamsburg CL	17,837	24,044	Low	Low
Rochambeau Dr	US 60 - Richmond Rd	0.7 mi east of Ashington Way	2,845	10,128	Low	Low
Rochambeau Dr	0.7 mi east of Ashington Way	Rte 607 - Croaker Rd	4,353	12,457	Low	Low
SR 199 EB	US 60 - Richmond Rd/York CL	Rte 612 - Longhill Rd	9,977	16,527	Low	Low
SR 199 WB	US 60 - Richmond Rd/York CL	Rte 612 - Longhill Rd	10,372	16,175	Low	Low



**Sensitive Streams.** With watershed impervious cover of zero to 10 percent, sensitive streams are of high quality, and are typified by stable channels, excellent habitat structure, good to excellent water quality, and diverse communities of both fish and aquatic insects. Since impervious cover is so low, they do not experience frequent flooding and other hydrological changes that accompany urbanization. It should be noted that some sensitive streams located in rural areas may have been impacted by prior poor grazing and cropping practices that may have severely altered the riparian zone, and consequently, may not have all the properties of a sensitive stream. Once riparian management improves, however these streams are often expected to recover.

**Impacted Streams.** Where impervious cover ranges from 11 to 25 percent show clear signs of degradation due to watershed urbanization. The elevated storm flows begin to alter stream geometry. Both erosion and channel widening are clearly evident. Stream banks become unstable, and physical habitat in the stream declines noticeably. Stream water quality shifts into the fair/good from excellent category during both storms and dry weather periods. Stream biodiversity declines to fair levels, with most sensitive fish and aquatic insects disappearing from the stream.

**Non-Supporting Streams.** Once watershed impervious cover exceeds 25%, streams essentially become conduits for conveying stormwater flows, and can no longer support a diverse stream life. The stream channel becomes highly unstable, and many stream reaches experience severe widening, downcutting, and streambank erosion. Water temperature rises and pool and riffle structure needed to sustain fish is diminished or eliminated and the substrate can no longer provide habitat for aquatic insects, or spawning areas for fish. Water recreation is no longer possible due to the presence of high bacterial levels. Subwatersheds in the non-supporting category will generally display increases in nutrient loads to downstream receiving waters, even if effective urban BMPs are installed and maintained. The biological quality of non-supporting streams is generally considered poor, and is dominated by pollution tolerant insects and fish

# POWHATAN CREEK IMPERVIOUS COVER MODEL

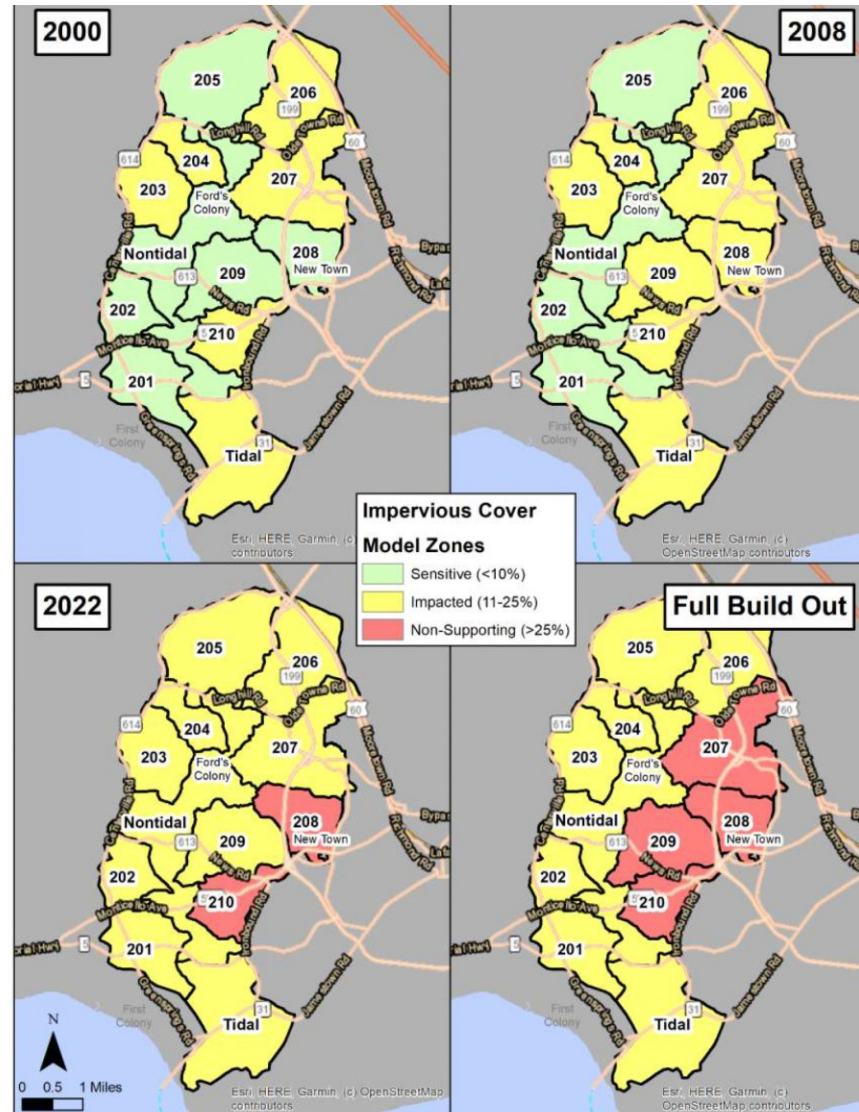
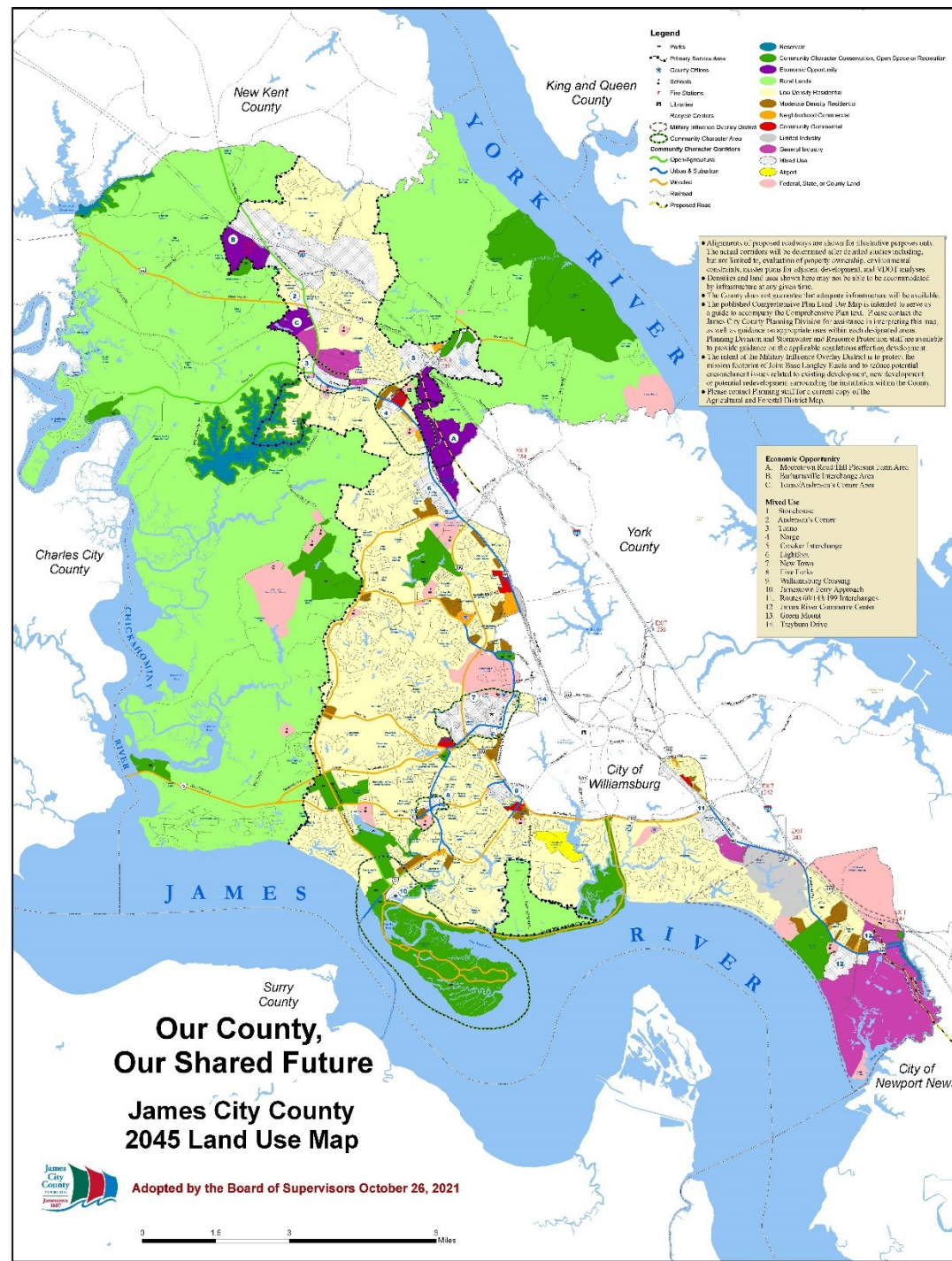


Figure 15 – Maps of Percent Impervious Cover by Subwatershed – Past, Current, and Future, Full Build Out (Estimated)

*(Note: See discussion on previous page about red outlined areas in above and below graphics)*

**Table 5 – Impervious Cover Estimates by Subwatershed (Past, Current, and Future, Full Build Out)**

Subwatershed	Area (acres)	Percent (%) Impervious Surface Area			
		2000	2008	2022	Future Build Out
201	883	6.8	8.3	12.7	12.7
202	592	6.4	6.6	10.8	16.5
203	858	10.5	16.1	20.7	22.0
204	488	10	18.9	20.2	22.6
205	1,657	6.4	9.5	15.4	22.2
206	1,327	16.9	20.8	22.2	23.6
207	1,570	16.4	24.6	23.4	30.2
208	772	5.8	14.2	31.2	39.2
209	1,080	5.3	16.4	24.0	26.1
210	706	18.6	22.6	29.7	29.9
Nontidal	2,208	3.8	9.1	12.3	15.4
Tidal	1,666	13.6	13.6	14.4	16.7
Impervious Cover Model Zone	Sensitive	6	4	-	-
	Impacted	6	8	10	8
	Non-Supporting	-	-	2	4



**Our County,  
Our Shared Future**

**James City County  
2045 Land Use Map**

Adopted by the Board of Supervisors October 26, 2021



# James City County

## Zoning



0 1 2 3 Miles

Gloucester County

Zoning	
<span style="color: green;">■</span>	General Agriculture (A1)
<span style="color: darkgreen;">■</span>	Economic Opportunity (EO)
<span style="color: red;">■</span>	General Business (B1)
<span style="color: purple;">■</span>	General Industrial (M2)
<span style="color: yellow;">■</span>	General Residential (R2)
<span style="color: pink;">■</span>	Limited Business (LB)
<span style="color: lightpurple;">■</span>	Limited Business/Industrial (M1)
<span style="color: lightyellow;">■</span>	Limited Residential (R1)
<span style="color: olive;">■</span>	Residential Redevelopment (R3)
<span style="color: lightgreen;">■</span>	Low-Density Residential (R6)
<span style="color: blue;">■</span>	Mixed Use (MU)
<span style="color: orange;">■</span>	Multi-Family Residential (R5)
<span style="color: lightpink;">■</span>	Planned Unit Development Commercial (PUD-C)
<span style="color: peachpuff;">■</span>	Planned Unit Development Residential (PUD-R)
<span style="color: grey;">■</span>	Public Land (PL)
<span style="color: lightorange;">■</span>	Residential Planned Community (R4)
<span style="color: lightgreen;">■</span>	Rural Residential (RS)
<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span>	Air Approach

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be. If discrepancies are found, please contact the Office of Real Estate Assessments of James City County, Mapping/GIS Section.

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Isle of Wight



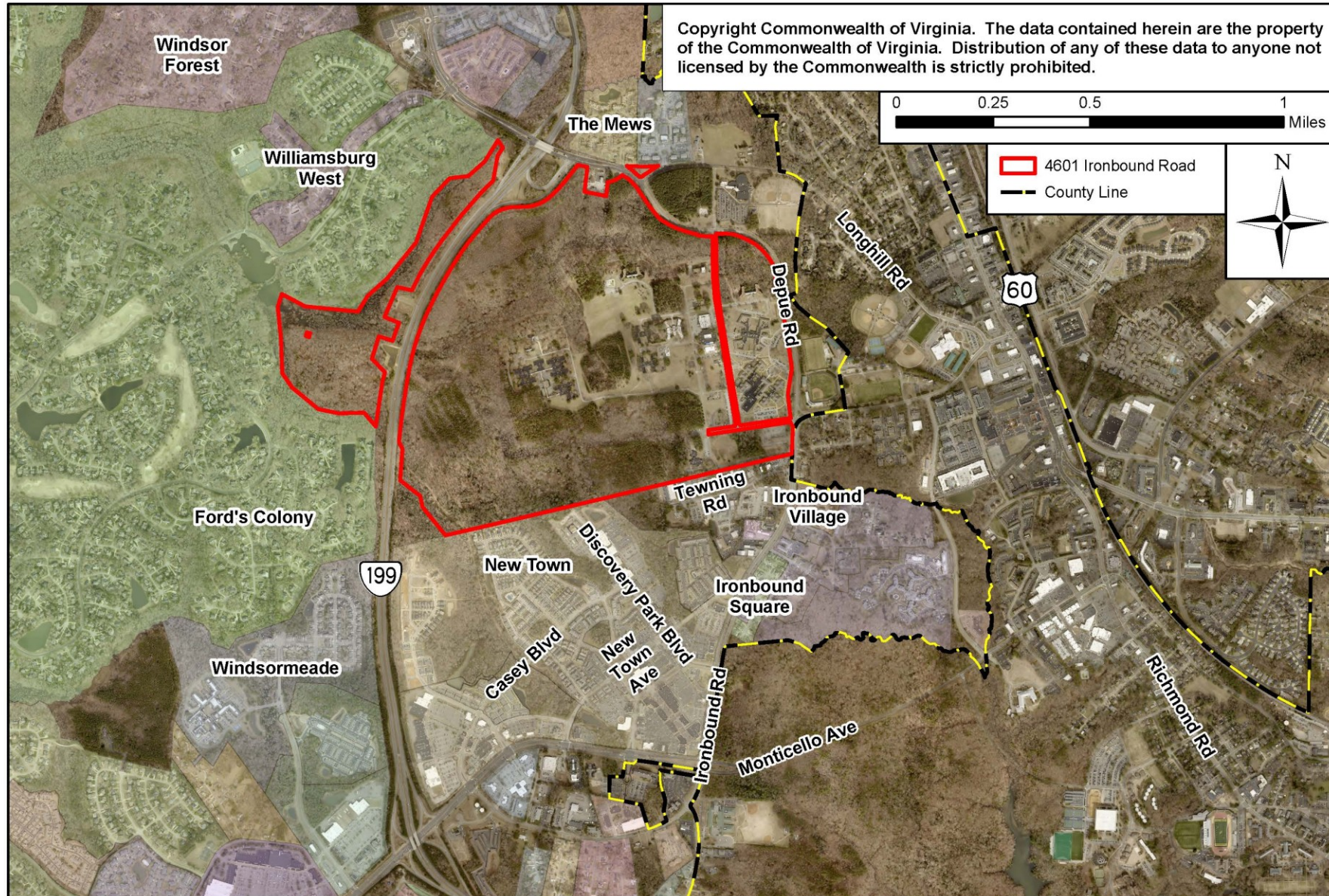
- **“In the end, our society will be defined not only by what we create, but what we refuse to destroy.”**

... John C. Sawhill, President and CEO of The Nature Conservancy and President of New York University.





# JCC Z-23-0008 Cardinal Ridge (Eastern State) Rezoning (PL to MU)



# Cardinal Ridge Mixed Use Application

- 365 acres of state-owned land, of which 238 acres are developable. The proceeds from the sale will go to the VA Dept of Behavior Health.
- Rezone from PL, Public Lands to MU, Mixed Use with Proffers, to allow for
- up to 1,006 residential dwellings consisting of
  - 309 single-family detached units,
  - 247 single-family attached units, and
  - 450 apartments,
- Up to 162,000 square feet of commercial use,
- and approximately 40.6 acres for public use



# Cardinal Ridge Open Space Plan

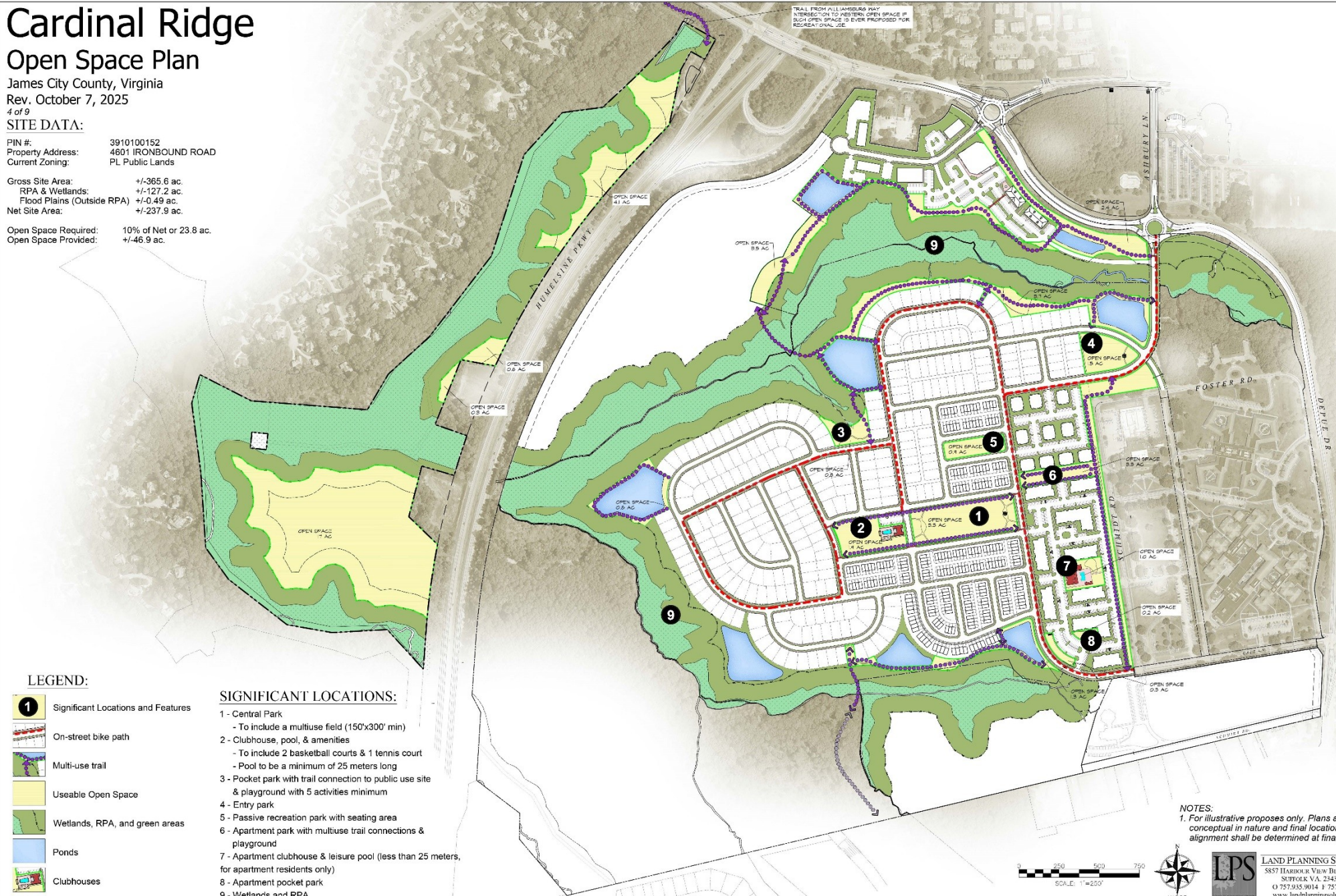
James City County, Virginia  
Rev. October 7, 2025

4 of 9  
SITE DATA:

PIN #: 3910100152  
Property Address: 4601 IRONBOUND ROAD  
Current Zoning: PL Public Lands

Gross Site Area: +/-365.6 ac.  
RPA & Wetlands: +/-127.2 ac.  
Flood Plains (Outside RPA) +/-0.49 ac.  
Net Site Area: +/-237.9 ac.

Open Space Required: 10% of Net or 23.8 ac.  
Open Space Provided: +/-46.9 ac.



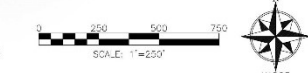
TRAIL FROM ALL LAMBERSBURY WAY INTERSECTION TO WESTERN OPEN SPACE IF SUCH OPEN SPACE IS EVER PROPOSED FOR RECREATIONAL USE

**LEGEND:**

- Significant Locations and Features
- On-street bike path
- Multi-use trail
- Useable Open Space
- Wetlands, RPA, and green areas
- Ponds
- Clubhouses

- SIGNIFICANT LOCATIONS:**
- 1 - Central Park  
- To include a multiuse field (150'x300' min)
  - 2 - Clubhouse, pool, & amenities  
- To include 2 basketball courts & 1 tennis court  
- Pool to be a minimum of 25 meters long
  - 3 - Pocket park with trail connection to public use site & playground with 5 activities minimum
  - 4 - Entry park
  - 5 - Passive recreation park with seating area
  - 6 - Apartment park with multiuse trail connections & playground
  - 7 - Apartment clubhouse & leisure pool (less than 25 meters, for apartment residents only)
  - 8 - Apartment pocket park
  - 9 - Wetlands and RPA

**NOTES:**  
1. For illustrative purposes only. Plans are conceptual in nature and final location and alignment shall be determined at final site plan.



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SUFFOLK VA, 23435-2657  
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# Cardinal Ridge Mixed Use Application

- The application is expected to have a positive cumulative fiscal impact based on analysis from the County's Fiscal Impact Model, with positive commercial impact balancing a negative impact from residential.
- The proposal passes the Adequate Public Schools Facilities Test – 218 new students
- The proposal passes the Adequate Transportation Facilities Test – 17,000 ADCT
- Compliant with the most updated Special Stormwater Criteria (SSC) and consistent with the Powhatan Creek Watershed Master Plan. Plus \$1.25 mm to restore eroded stream.
- Construction of a new building for Colonial behavioral Health and Hope Village
- Twenty percent of the residences will qualify as “affordable” under county policy
- Donates 40 acres for public use
- Donates 33 acres for commercial use



# Board Actions:

- Rezoning of Rural Lands
- Down zoning at Stonehouse
- Net Density Calculation
- Added to parks and recreation
- Wider Setbacks on Community Character Corridors



# JCC Population Projections From 2008

	2020	2030			
Virginia					
Employment					
Commission	82,781	100,294			
Staff Linear model	76,458	88,178			
Average of Staff					
Models	84,772	109,048			
Staff Exponential					
Growth Model	93,088	129,918			
Actual Population	78,254		82,654 for 2023		



# MORE NEEDS TO BE DONE!

- Renew the Purchase of Development Rights Program
- Redesignate to Rural Lands the areas zoned A-1, Agriculture on the Land Use Map
- Re-write Density Bonus Points
- More parks and recreation, especially in the southeast



**Don't it always seem to go  
That you don't know what you've got 'til it's gone  
They paved paradise, put up a parking lot  
... Joni Mitchell**

