

## **PLN-COMP-2018-002**

Resolution to amend the 2035 Comprehensive Plan to designate a portion of the Frank T. Williams Farms property for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.

**PLN-COMP-2018-002**

*2035 Comprehensive Plan Amendment for Williams Tract*

<b>Project Proposal:</b> Resolution to amend the 2035 Chesapeake Comprehensive Plan by revising the 2035 Land Use Plan to identify a portion of the Frank T. Williams Farms properties for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.	
<b>Applicant:</b> City of Chesapeake	<b>Public Hearing Date:</b> August 8, 2018 <b>Staff Report Date:</b> July 31, 2018
<b>Department:</b> Planning	<b>Project Planner:</b> Alexis Baker, AICP, Senior Planner
<b>STAFF RECOMMENDATION</b>	
<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED WITH STIPULATION(S) <input checked="" type="checkbox"/> CONTINUED <input type="checkbox"/> DENIED	

**STAFF RECOMMENDATION:**

Staff recommends that **PLN-COMP-2018-002** be **CONTINUED** to the **October 10, 2018**, public hearing.

**PROJECT DESCRIPTION:**

The proposed amendment to the 2035 Comprehensive Plan will amend the 2035 Comprehensive Plan and Land Use Plan for the Frank T. Williams Unique Economic Development Opportunity (UEDO) site from agricultural/open space to commercial, industrial or similar non-residential designation, such as light industrial/logistics.

**BACKGROUND:**

The proposed amendment was initiated by City Council who adopted a resolution on July 10, 2018, requesting the Planning Commission to consider and make recommendations concerning the proposed amendment.

This resolution is a reconsideration of a previous amendment, PLN-COMP-2016-002, which was initiated on November 15, 2016. On January 11, 2017, the Planning Commission considered an amendment to identify a portion of the Frank T. Williams Farm as Light Industrial/Logistics and recommended approval to City Council. After considering the Planning Commission's recommendation at the February 21, 2017, public hearing, City Council continued the amendment for six months. It was then withdrawn without objection on July 18, 2017. Attached is the City Council package that includes the resolution, maps, Planning Commission minutes, staff report and other backup information.

**STAFF ANALYSIS:**

Staff is reviewing the public meeting and input summary from the previously proposed Comprehensive Plan amendment and preparing an updated analysis. In addition, Staff will also be reviewing any updated information that may be available since this item was withdrawn by City Council on June 18, 2017. For this reason, staff's recommendation is to continue the amendment to the October 10, 2018, public hearing.

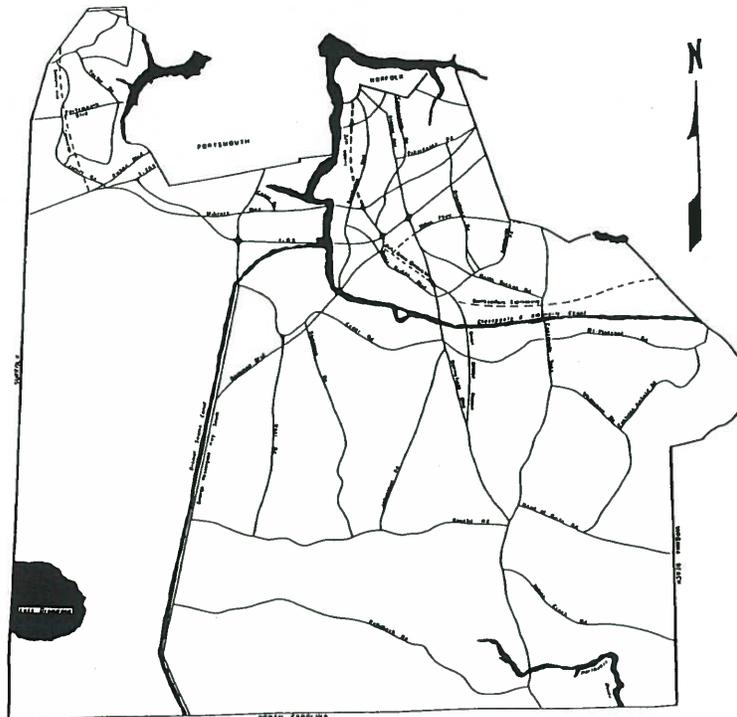
AB:jj

cc: Tim Howlett, Planning Administrator

**ATTACHMENT:**

1. City Council package for PLN-COMP-2016-002

**Docket Item "K"    PLN-COMP-2016-002**  
**Williams Tract Comprehensive Plan Amendment**  
**CITY COUNCIL PACKAGE FOR**  
**FEBRUARY 21, 2017**



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**COMPREHENSIVE PLAN SUMMARY****PLN-COMP-2016-002****Williams Tract Comprehensive Plan Amendment**

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A Resolution to amend the 2035 Chesapeake Comprehensive Plan by revising the 2035 Land Use Plan to identify a portion of the Frank T. Williams Farms properties for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.

Initiating Resolution Adopted by City Council: 11-15-16

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**STAFF RECOMMENDATION**

Approval of version dated January 4, 2017

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**PLANNING COMMISSION**

HEARING DATE: 1-11-17  
RECOMMENDATION: APPROVAL of version dated January 4, 2017  
VOTE: 8 - 0

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**ATTACHMENTS**

*Resolution version dated January 24, 2017, Draft Minutes, Signed Resolution, Staff Report*

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**COMPREHENSIVE PLAN SUMMARY****PLN-COMP-2016-002****Williams Tract Comprehensive Plan Amendment**

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**INITIATING RESOLUTION**

**COUNCIL HEARING DATE:** 11-15-16

**RESOLUTION REQUESTED BY:** City Council

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RESOLUTION DESIGNATING A PORTION OF THE FRANK T. WILLIAMS FARMS PROPERTIES AS A UNIQUE ECONOMIC DEVELOPMENT OPPORTUNITY AS DEFINED BY THE CHESAPEAKE COMPREHENSIVE PLAN AND DIRECTING THE PLANNING COMMISSION TO CONSIDER AND MAKE RECOMMENDATIONS CONCERNING AN AMENDMENT TO THE 2035 COMPREHENSIVE PLAN TO DEIGNATE SUCH PROPERTY FOR COMMERCIAL, INDUSTRIAL, OR SIMILAR NON-RESIDENTIAL DESIGNATION, SUCH AS LIGHT INDUSTRIAL/LOGISTICS.

**APPROVED** (9-0, Ike/Davis)

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**STAFF CONTACT:** Planning Department  
Alexis Baker, Current Planning Administrator  
382-6176

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**PLN-COMP-2016-002**

**JANUARY 24, 2017**

**RESOLUTION TO AMEND THE 2035 CHESAPEAKE COMPREHENSIVE PLAN  
BY REVISING THE 2035 LAND USE PLAN TO IDENTIFY A PORTION OF THE  
FRANK T. WILLIAMS FARMS PROPERTIES FOR COMMERCIAL, INDUSTRIAL,  
OR SIMILAR NON-RESIDENTIAL DESIGNATION, SUCH AS LIGHT  
INDUSTRIAL/LOGISTICS.**

WHEREAS, Section 15.2-2229 of the Code of Virginia, 1950 as amended, authorizes amendments to an adopted comprehensive plan, with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory, which will best promote the health, safety, morals, order, convenience, prosperity and general welfare of Chesapeake's inhabitants; and

WHEREAS, the Council of the City of Chesapeake, Virginia has determined that a portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, tax parcel identification nos. 1140000000013, 1140000000012, 1140000000011, and portions of tax parcels 1030000000001 and 1140000000020, also known as the Coastal Virginia Commerce Park (Phase I), ("the Property") satisfies the unique economic development opportunity criteria set forth in the City's 2035 Comprehensive Plan and has designated the Property as a unique economic development opportunity as defined by the City's 2035 Comprehensive Plan; and

WHEREAS, the Property is designated as an auto-oriented major activity center in the City's 2050 Preferred Development Pattern Map; and

WHEREAS, the Property is identified as a designated city gateway in the City's 2035 Land Use Plan;

WHEREAS, on November 15, 2016, the City Council adopted a resolution directing the Planning Commission to consider and make a recommendation on the proposed

amendment to the 2035 Comprehensive Plan which seeks to modify the land use designation for the identified portion of the Property; and

WHEREAS, the Planning Department held a public open house meeting on December 15, 2016, contacted key stakeholders, conducted an online survey and took individual comments; and

WHEREAS, the Planning Department recommends that the 2035 Comprehensive Plan be amended to modify the land use designation for this portion of the Property from its current designation of Agriculture/Open Space to Light Industrial/Logistics and to update any necessary and correlating technical documents; and

WHEREAS, the Planning Commission considered this resolution on January 11, 2017 and resolved to recommend to the Council of the City of Chesapeake, Virginia that it be approved; and

WHEREAS, the public necessity, convenience, general welfare and good zoning practice require that such an amendment to the Comprehensive Plan be considered by the Chesapeake Planning Commission and the City Council;

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Chesapeake, Virginia that the proposed amendments to the 2035 Comprehensive Plan to amend the 2035 Land Use Plan to designate the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, also known as the Coastal Virginia Commerce Park (Phase I), attached as Exhibit A, as Light Industrial/Logistics and to update any necessary and correlating technical documents are hereby approved.

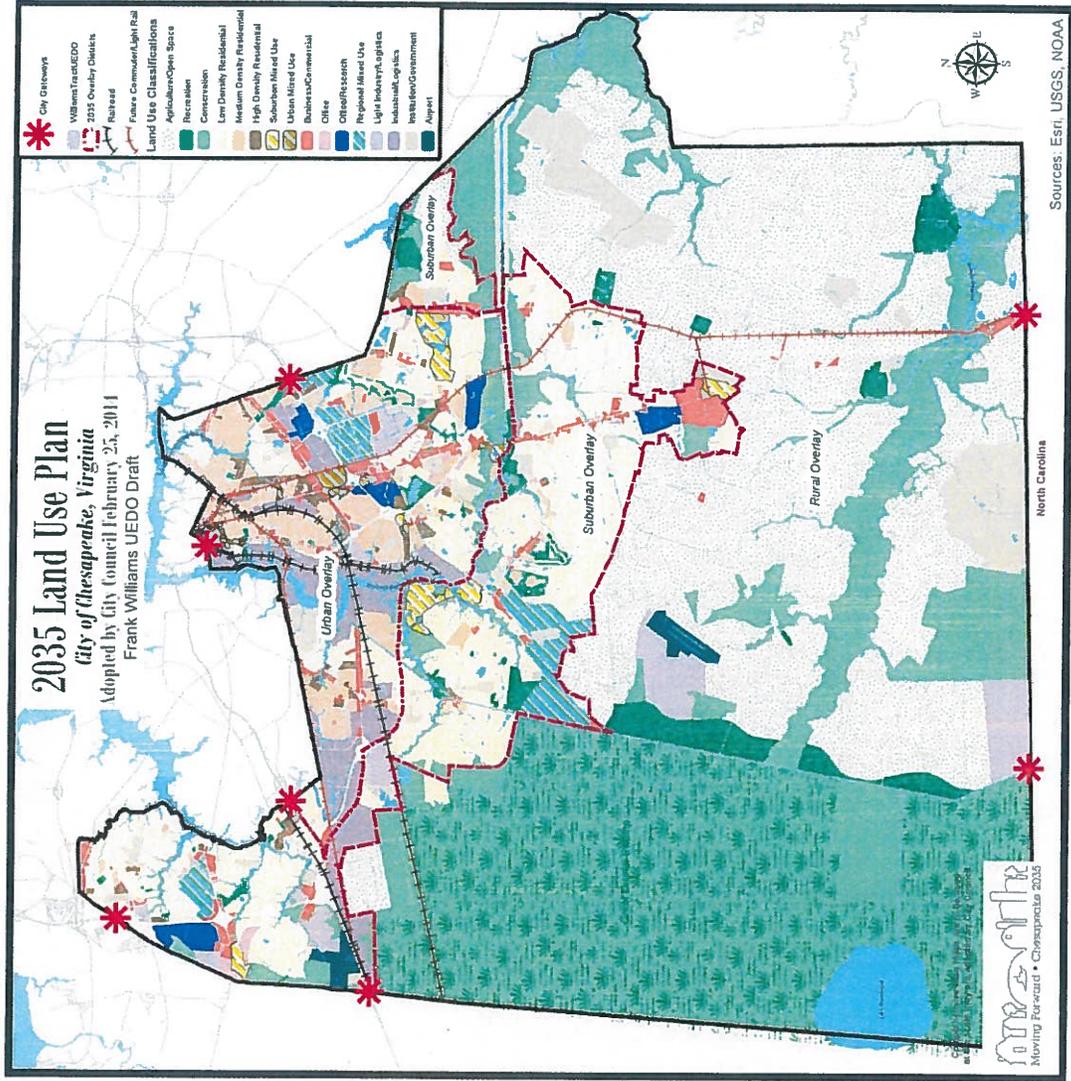
**ADOPTED** by the Council of the City of Chesapeake, Virginia on this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk of the Council



**PLN-COMP-2016-002**

A Resolution to amend the 2035 Chesapeake Comprehensive Plan by revising the 2035 Land Use Plan to identify a portion of the Frank T. Williams Farms properties for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.

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**PLANNING COMMISSION RECOMMENDATION:**

Planning Commission **recommends that PLN-COMP-2016-002, version dated January 4, 2017, be APPROVED.** (8 - 0; Kish/Ellis, Perry excused)

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Mrs. Shaffer read **PLN-COMP-2016-002** into the record for Commission review and action.

**Staff Presentation:**

Ms. Baker stated that based on the findings listed in the staff report, planning staff recommended that **PLN-COMP-2016-002, version dated January 4, 2017, be APPROVED** with the proffers as listed in the official agenda.

**COMMISSION DISCUSSION:**

Chairman Williams stated that he has no relation to Mr. Frank Williams.

**COMMISSION VOTE:**

Commissioner Kish moved that **PLN-COMP-2016-002, version dated January 4, 2017, be APPROVED.** Secretary Ellis seconded the motion. The motion was carried by a vote of 8 - 0. Vice Chairman Perry was excused.

PLN-COMP-2016-002

JANUARY 4, 2017

**RESOLUTION TO AMEND THE 2035 CHESAPEAKE COMPREHENSIVE PLAN BY REVISING THE 2035 LAND USE PLAN TO IDENTIFY A PORTION OF THE FRANK T. WILLIAMS FARMS PROPERTIES FOR COMMERCIAL, INDUSTRIAL, OR SIMILAR NON-RESIDENTIAL DESIGNATION, SUCH AS LIGHT INDUSTRIAL/LOGISTICS.**

**WHEREAS**, Section 15.2-2229 of the Code of Virginia, 1950 as amended, authorizes amendments to an adopted comprehensive plan, with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory, which will best promote the health, safety, morals, order, convenience, prosperity and general welfare of Chesapeake's inhabitants; and

**WHEREAS**, the Council of the City of Chesapeake, Virginia has determined that a portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, tax parcel identification nos. 1140000000013, 1140000000012, 1140000000011, and portions of tax parcels 1030000000001 and 1140000000020, also known as the Coastal Virginia Commerce Park (Phase I). ("the Property") satisfies the unique economic development opportunity criteria set forth in the City's 2035 Comprehensive Plan and has designated the Property as a unique economic development opportunity as defined by the City's 2035 Comprehensive Plan; and

**WHEREAS**, the Property is designated as an auto-oriented major activity center in the City's 2050 Preferred Development Pattern Map; and

**WHEREAS**, the Property is identified as a designated city gateway in the City's 2035 Land Use Plan;

**WHEREAS**, on November 15, 2016, the City Council adopted a resolution directing the Planning Commission to consider and make a recommendation on the proposed

Chesapeake Planning  
Commission  
Planning Department  
City of Chesapeake  
P.O. Box 15225  
Chesapeake, Virginia  
23328-5225  
(757) 382-6176  
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amendment to the 2035 Comprehensive Plan which seeks to modify the land use designation for the identified portion of the Property; and

**WHEREAS**, the Planning Department held a public open house meeting on December 15, 2016, contacted key stakeholders, conducted an online survey and took individual comments; and

**WHEREAS**, the Planning Department recommends that the 2035 Comprehensive Plan be amended to modify the land use designation for this portion of the Property from its current designation of Agriculture/Open Space to Light Industrial/Logistics and to update any necessary and correlating technical documents; and

**WHEREAS**, the public necessity, convenience, general welfare and good zoning practice require that such an amendment to the Comprehensive Plan be considered by the Chesapeake Planning Commission and the City Council.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission for the City of Chesapeake, Virginia, that it recommends to the City Council for the City of Chesapeake, Virginia, approval of the proposed amendments to the 2035 Comprehensive Plan to amend the 2035 Land Use Plan to designate the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, also known as the Coastal Virginia Commerce Park (Phase I), attached as Exhibit A, as Light Industrial/Logistics and to update any necessary and correlating technical documents.

CERTIFIED by the Planning Commission of the City of Chesapeake, Virginia on this 11<sup>th</sup> day of January, 2017.

APPROVED:

By: [Signature]  
Chairman, Chesapeake Planning Commission

ATTEST:

[Signature]  
Recording Secretary, Karen Shaffer

STATE OF VIRGINIA  
CITY OF CHESAPEAKE, to wit:

The foregoing instrument bearing the date of January 11, 2017 was acknowledged before me this 19<sup>th</sup> day of January, 2017 by Martin Williams and Karen Shaffer, Chairman and Recording Secretary, respectively, of the Planning Commission for the City of Chesapeake, Virginia. They are personally known to me.

[Signature]  
Notary Public

My commission expires: October 31, 2018 Notary ID#: 7370141

Chesapeake Planning  
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City of Chesapeake  
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Department of Planning  
 Post Office Box 15225  
 Chesapeake, Virginia 23328-5225  
 (757) 382-6176  
 FAX (757) 382-6406

HEARING DATE: JANUARY 11, 2017

TO: CHESAPEAKE PLANNING COMMISSIONERS

FROM: ALEXIS BAKER, SENIOR PLANNER *apb* *VB*

THROUGH: JALEH M. SHEA, AICP, PLANNING DIRECTOR *JMS*

DATE: JANUARY 4, 2017

RE: **PLN-COMP-2016-002** A Resolution to amend the 2035 Chesapeake Comprehensive Plan by revising the 2035 Land Use Plan to identify a portion of the Frank T. Williams Farms properties for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.

**STUDY DESCRIPTION:**

The proposed resolution will amend the 2035 Comprehensive Plan and Land Use Plan for the Frank T. Williams Farms Unique Economic Development Opportunity (UEDO) site from agricultural/open space to light industrial/logistics.

**BACKGROUND:**

The Frank Williams Farm Tract has been studied for more than a decade, beginning with a study from the Urban Land Institute in 2003. In January 2015, City Council approved a resolution identifying the Williams Tract as a candidate UEDO for further study and requesting that the Virginia Economic Development Partnership designate the Frank T. Williams Farms Tract as a "mega-site." A successful grant application was submitted in August 2016 by the Chesapeake Economic Department to the Virginia Economic Development Partnership for site characterization as a mega-site. The Frank Williams Farm Tract's development potential was further bolstered by the Dominion Boulevard Bridge and Roadway Improvement Project. At the request of City Council, on November 2, 2016, a report entitled, "Consideration of the Frank T. Williams Tract as a Unique Economic Development Opportunity" was submitted for their consideration.

The aforementioned report concluded that a southern-most 1,420 acre portion, corresponding to the proposed Coastal Virginia Commerce Park (Phase I), of the approximately 4,027 acre Williams Tract could be considered for designation as it was capable of satisfying the nine UEDO criteria outlined in the 2035 Comprehensive Plan.

Additionally, the report indicated that City Council may designate the Williams Tract as a UEDO by resolution and may also request the Planning Commission to consider and make recommendations for amending the 2035 Comprehensive Plan to reflect such action.

After reviewing the report, a proposed Comprehensive Plan amendment was initiated by City Council, who adopted a resolution on November 15, 2016 designating a portion of the Frank T. Williams Farms Properties as a Unique Economic Development Opportunity, requesting the Planning Commission to consider and make recommendation concerning an amendment to the 2035 Comprehensive Plan by revising the 2035 Land Use Plan.

**PUBLIC MEETING AND INPUT SUMMARY:**

A public input open house was held on December 15, 2016 at the Chesapeake Regional Airport from 6:00 to 8:00 p.m. The open house was advertised in *The Virginian-Pilot* on December 4<sup>th</sup> and December 11<sup>th</sup>. Key stakeholders, identified by the UEDO Policy, and previous attendees for the UEDO meeting were notified by e-mail. Ten people attended the meeting. Comments were taken at the meeting (see Attachment 1). These comments specifically addressed concerns regarding the need for wildlife corridors and forested buffers, proper stormwater treatment, utility and transportation concerns, and the need for a flexible land use designation that could afford the best natural resources and water quality protection on the UEDO.

The Williams Tract UEDO Land Use Designation Survey (see Attachment 2) was posted on the City's Facebook Page on December 19, 2016. This type of online survey is typically conducted by the Planning Department as a follow-on opportunity for further public input to augment public input meetings held for Comprehensive Plan studies. *The Virginian-Pilot* also ran an article on December 25, 2016, referencing the survey. The survey was closed on December 30, 2016 at 8:00 a.m. A total of 448 people responded. The questions, which were also displayed at the open house, and results were as follows:

- 1) What non-residential land use designation would best fit the Williams Tract (Coastal Virginia Commerce Park-Phase I) Unique Economic Development Opportunity (UEDO)?
  - a. Light Industrial/Logistics 9.9% (44)
  - b. Industrial/Logistics 9.0% (40)
  - c. Business/Commercial 10.8% (48)
  - d. Office 0.7% (3)
  - e. Office/Research 5.9% (26)
  - f. Other 63.7% (283)

- 2) What unique types of industry or business should be sought for the Williams Tract UEDO?

The open-ended question was categorized by Staff. The top responses were categorized as follows:

- Leave Alone/Agricultural 38.7% (147)

- Commercial 9.7 % (37)
- High Tech Industry 9.2% (35)
- Alternative Energy 7.4% (28)

On December 27, 2016, a letter was received by the Planning Department from the Virginia Department of Game and Inland Fisheries (VDGIF) (see Attachment 3). This letter sought to correct the November 2, 2016 report, entitled "Consideration of the Frank T. Williams Farm Tract as a Unique Economic Development Opportunity", which reported previous comments from NSA-Northwest Annex staff stating that the Cavalier Wildlife Management Area would need to maintain a conservation easement to restrict tree clearing or timbering operations to protect Naval operations. The VDGIF, due to legal constraints imposed as part of the original acquisition of the Cavalier Wildlife Management Area, cannot allow for the imposition of such a conservation easement. They indicated that any buffering required to protect the Naval Support Activity Northwest Annex ROTHR antenna would need to be on the UEDO property. Finally, VDGIF commented that the conversion of agricultural land to residential, commercial, or industrial uses would increase undesirable human and wildlife interactions. An east-west wildlife corridor was suggested on the property. The letter concluded that while VDGIF would prefer an Agricultural or Conservation land use, Light Industrial/Logistics would be the most appropriate for the UEDO, due to the potential of this land use to incorporate opportunities to address wildlife protection.

Finally, staff received several comments by email (see Attachment 4). The emails addressed the need for better transportation, the potential of an industrial park, the use of the property for water sports, the use of the property as a community center or for senior homes, and the possibility of putting the land into conservation.

#### **STAFF ANALYSIS:**

Planning staff reviewed comments and letters from stakeholders. Staff also considered the Unique Economic Development Opportunity Policy, which is outlined on pages 27- 28 of the *Moving Forward-Chesapeake 2035 Comprehensive Plan*, as part of an overall economic development goal to "achieve an economic development base that is both flexible and resilient by supporting a diverse workforce that takes advantage of Chesapeake's physical and economic assets (p.22)." The UEDO Policy takes into account U.S. Navy activities, the natural environment, and stormwater management. The Policy specifically defines a UEDO as "a commercial or industrial use that has not typically occurred in Chesapeake, preferably a high-technology enterprise operated by a single entity that would not include residential uses (p.28)." Additionally, "the criteria contained in the Zoning Ordinance for locating planned unit industrial park districts (PUD-IP) [should] be used as a comparable benchmark (p.28)" for the UEDO.

The Chesapeake Zoning Ordinance also states that "the PUD-IP district may be located within any areas designated by the adopted land use plan for the City of Chesapeake for water-related industry, general manufacturing, warehousing, office-research-light industry,

and airport development or other areas deemed by the planning director to be consistent with the policies and intent of the City's comprehensive plan (§110-1102)." The PUD-IP district is for comprehensively designed and managed developments. Developments should be built to respect the natural environment, contribute positively to the City's appearance, include open space and best management practices, and may require additional landscaping and screening structures, such as walls and berms, to protect sensitive natural areas.

While a rezoning for the UEDO from an A-1, Agricultural District, to PUD-IP is a future consideration, the land use most consistent with the UEDO Policy and a potential rezoning to PUD-IP appears to be Light Industrial/Logistics (see Attachment 5). The Light Industrial/Logistics land use designation allows the flexibility for a future rezoning that allows for a master planned industrial district that could potentially incorporate open space, wildlife corridors, buffers needed to protect military operations and the natural environment, stormwater best management practices, and possibly small scale agricultural operations. This land use is also consistent with the 2050 Development Pattern Map, showing the property as an Auto Oriented Major Activity Center. The "Summary of Key Comprehensive Plan Studies and Policies" will also be updated to reflect any changes to the Williams Farm Tract (see Attachment 6).

**FINDINGS:**

1. Light Industrial/Logistics appears to be the most appropriate Land Use Plan designation for the Coastal Virginia Commerce Park UEDO (see Attachment 5).
2. The proposed amendment is consistent with good planning practice.
3. The proposed amendment is consistent with the 2035 Comprehensive Plan, particularly the UEDO Policy.

**STAFF RECOMMENDATION:**

Based on the findings contained in this staff report, staff recommends that PLN-COMP-2016-002 version dated January 4, 2017 be APPROVED.

arb

Attachments

PLN-COMP-2016-002

JANUARY 4, 2017

**RESOLUTION TO AMEND THE 2035 CHESAPEAKE COMPREHENSIVE PLAN BY REVISING THE 2035 LAND USE PLAN TO IDENTIFY A PORTION OF THE FRANK T. WILLIAMS FARMS PROPERTIES FOR COMMERCIAL, INDUSTRIAL, OR SIMILAR NON-RESIDENTIAL DESIGNATION, SUCH AS LIGHT INDUSTRIAL/LOGISTICS.**

WHEREAS, Section 15.2-2229 of the Code of Virginia, 1950 as amended, authorizes amendments to an adopted comprehensive plan, with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory, which will best promote the health, safety, morals, order, convenience, prosperity and general welfare of Chesapeake's inhabitants; and

WHEREAS, the Council of the City of Chesapeake, Virginia has determined that a portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, tax parcel identification nos. 1140000000013, 1140000000012, 1140000000011, and portions of tax parcels 1030000000001 and 1140000000020, also known as the Coastal Virginia Commerce Park (Phase I), ("the Property") satisfies the unique economic development opportunity criteria set forth in the City's 2035 Comprehensive Plan and has designated the Property as a unique economic development opportunity as defined by the City's 2035 Comprehensive Plan; and

WHEREAS, the Property is designated as an auto-oriented major activity center in the City's 2050 Preferred Development Pattern Map; and

WHEREAS, the Property is identified as a designated city gateway in the City's 2035 Land Use Plan;

WHEREAS, on November 15, 2016, the City Council adopted a resolution directing the Planning Commission to consider and make a recommendation on the proposed amendment to

the 2035 Comprehensive Plan which seeks to modify the land use designation for the identified portion of the Property; and

**WHEREAS**, the Planning Department held a public open house meeting on December 15, 2016, contacted key stakeholders, conducted an online survey and took individual comments; and

**WHEREAS**, the Planning Department recommends that the 2035 Comprehensive Plan be amended to modify the land use designation for this portion of the Property from its current designation of Agriculture/Open Space to Light Industrial/Logistics and to update any necessary and correlating technical documents; and

**WHEREAS**, the public necessity, convenience, general welfare and good zoning practice require that such an amendment to the Comprehensive Plan be considered by the Chesapeake Planning Commission and the City Council.

**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission for the City of Chesapeake, Virginia, that it recommends to the City Council for the City of Chesapeake, Virginia, approval of the proposed amendments to the 2035 Comprehensive Plan to amend the 2035 Land Use Plan to designate the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, also known as the Coastal Virginia Commerce Park (Phase I), attached as Exhibit A, as Light Industrial/Logistics and to update any necessary and correlating technical documents.

CERTIFIED by the Planning Commission of the City of Chesapeake, Virginia on this 11<sup>th</sup> day of January, 2017.

APPROVED:

By: \_\_\_\_\_  
Chairman, Chesapeake Planning Commission

ATTEST:

\_\_\_\_\_  
Recording Secretary, Karen Shaffer

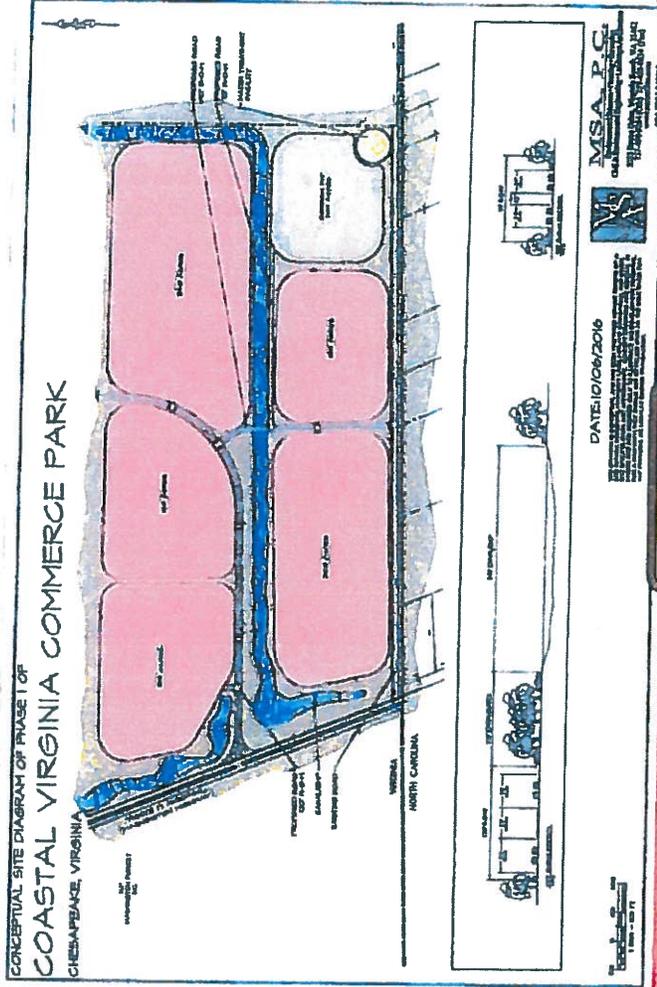
STATE OF VIRGINIA  
CITY OF CHESAPEAKE, to wit:

The foregoing instrument bearing the date of January 11, 2017 was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017 by \_\_\_\_\_ and Karen Shaffer, Chairman and Recording Secretary, respectively, of the Planning Commission for the City of Chesapeake, Virginia. They are personally known to me.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_ Notary ID#: \_\_\_\_\_

# Coastal Virginia Commerce Park (Phase I)



UVEDO

Attachment 1

Williams Farm Tract (Coastal Virginia Commerce Park – Phase I) UEDO Land Use Designation  
 Open House  
 Chesapeake Regional Airport Lobby  
 December 15, 2016  
 6:00 pm – 8:00 pm

Comments:

- When/how will utilities be run down into the area?
- Need utilities to Airport and Industrial Park.
- Williams property shouldn't get extra or special consideration for land uses, there are lots more property around him.
- Concerned that development of Williams Tract will bring too much residential to area. Virginian Pilot said up to 9,000 homes.
- Development on Williams Tract, especially large scale commercial/industrial will affect commuting patterns and cause need for more roads.
- Wildlife habitat corridor connection between Cavalier Tract and the Dismal Swamp.
- Proper s.w. [stormwater] treatment to protect Northwest River water quality.
- Combining s.w. [stormwater] management, hydrologic connections, and wildlife habitat preservation.
- Ensure land use designation to allow most flexibility to protect natural resources and scenic gateway to Chesapeake (Chris Lowie, Great Dismal Swamp Wildlife Refuge Manager).
- A conservation easement cannot be on the Cavalier Wildlife Management Area. This needs to be a consideration when developing the UEDO and known and considered by NSA. A buffer (or conservation easement) would need to be on the UEDO property (Beck Gwynn, Assistant Bureau Chief for the Department of Game and Inland Fisheries- Coastal Region).
- Include wildlife corridors to direct wildlife away from agriculture in the North and potential future developments in the South on UEDO (Becky Gwynn).
- Need better maps of area with topographic maps with 2 foot contours to show where low areas are. This helps to better plan BMPs.
- Put stoplight at intersection of future development and U.S. 17.
- Consideration needs to be made on the hydrologic impacts of the project on adjacent conservation lands, particularly the Cavalier Wildlife Management Area. The size of new ditches will likely have a negative effect on hydrology restoration efforts (Chris Lowie).

Attachment 2

**Williams Tract UEDO Land Use Designation Survey**

Collected: 12/19/16 – 12/30/16  
 Posted on Facebook: 12/19/16  
 Referenced in Virginian-Pilot: 12/25/16  
 Total Respondents: 448

**Survey Summaries**

Question 1: What non-residential land use designation would best fit the Williams Tract (Coastal Virginia Commerce Park-Phase I) Unique Economic Development Opportunity (UEDO)?		
Answer Options	Response Percent	Response Count
Light Industrial/Logistics	9.9%	44
Industrial/Logistics	9.0%	40
Business/Commercial	10.8%	48
Office	0.7%	3
Office/Research	5.9%	26
Other (please specify)	63.7%	283
<i>Answered Question</i>		<b>444</b>
<i>Skipped Question</i>		<b>4</b>

Other (land uses categorized by Staff)*	Total
Agriculture/Open Space**	146
Business/Commercial	12
Conservation	30
Industrial/Logistics	3
Institutional/Government	17
Light Industrial/Logistics	5
Mixed Use	3
Office	1
Office/Research	1
Other	13
Recreation	47
Residential	4
Airport	1
<b>Grand Total</b>	<b>283</b>

\* Extended responses available upon request

\*\* Responses indicated that the property should have agricultural, no development, alternative energy uses, race tracks, gun ranges, etc.

Question 2: What unique types of industry or business should be sought for the Williams Tract UEDO?	
Answer Options	Response Count
	380
<i>Answered Question</i>	<b>380</b>
<i>Skipped Question</i>	<b>68</b>

Types of Industry/Business (Categorized by Staff)*	Total
Airport	1
Alternative Energy	28
Amusement Park	2
Brewery/Winery	5
Commercial ( e.g., small business, big box, malls/outlets, eco-business, sports related)	37
Conservation/ Game Land/Refuge	9
Entertainment District (mix of restaurants and entertainment)	5
Gun Range	1
High Tech Industry (e.g., IT, bio-medical, aero-technical, government/military contractors)	35
Leave Alone/Agriculture	147
Light Industrial/Logistics (e.g., warehousing, distributing, transport, port support, mix of industrial businesses)	20
Manufacturing/Assembly (e.g., machining, tractor/automobile manufacturing, consumer electronics manufacturing)	19
Military	1
Mixed Use	1
Other (General Comments)	18
Parks/Trails	21
Race Track	3
Environmental Research	1
Residential	2
School	5
Sports Facility	10
Tourism-Cultural/Eco	8
Cell Tower	1
<b>Grand Total</b>	<b>380</b>

\* Extended responses available upon request.

Attachment 3



Molly J. Ward  
Secretary of Natural Resources

**COMMONWEALTH of VIRGINIA**  
Department of Game and Inland Fisheries

Received By

DEC 27 2016

Chesapeake Planning  
Department

Robert W. Duncan  
Executive Director

December 21, 2016

Alexis Baker  
Senior Planner, Comprehensive Planning Division  
Chesapeake Planning Department  
306 Cedar Rd., 2<sup>nd</sup> Floor  
Chesapeake, VA 23322

Dear Ms. <sup>Alexis</sup> Baker:

I am writing in reference to the Chesapeake Planning Commission's efforts to recommend amendments to the City's 2035 Comprehensive Plan to reflect the Frank Williams Farm Tract Unique Economic Development Opportunity (UEDO) in the 2035 Land Use Plan. Thank you for taking the time at the open house last Thursday to explain the process more fully and to help me understand the specific task ahead of the Planning Commission next month. The comments I am providing below are in part to address the assignment of the Planning Commission and in part to correct inaccuracies in the "Consideration of the Frank T. Williams Farm Tract as a Unique Economic Development Opportunity" document (hereafter referred to as the Consideration document), dated November 2, 2016, and presented to the Chesapeake City Council in November.

In Section 4.2 (related to Naval Support Activity (NSA) Northwest Annex ROTH) of the Consideration document, the Planning staffs conclude the section with the following statement:

"Finally, the Cavalier Wildlife Management Area would need to maintain a conservation easement with high density growth without any clearing/timbering exceptions."

This statement appears to be derived from October 2015 comments provided by the NSA-Northwest Annex staffs. On December 16, 2015, staffs from the Virginia Department of Game and Inland Fisheries, and the NSA-Northwest met to discuss the management of the Cavalier Wildlife Management Area (WMA), in particular with regard to the potential development of some or all of the Williams Farm. The NSA was represented by Officer-in-Charge LCDR Brian DeMange and mission staffs familiar with the requirements and operations of the ROTH. During the meeting, we provided more specific information regarding our habitat management strategies and goals at the Cavalier WMA and obligations to our grant funders (U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers). The NSA staffs provided information about the ROTH requirements for EMI abatement and the desire to conduct a propagation loss test from the Williams Farm Tract across the Cavalier WMA to more fully inform the NSA

3801 JOHN TYLER MEMORIAL HWY, CHARLES CITY, VA. 23030  
Phone (804) 829-6580 Equal Opportunity Employment, Programs and Facilities FAX (804) 829-6788

Ms. Alexis Baker  
December 21, 2016  
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comments on the City's proposals regarding the Williams tract. At that meeting, our agency and the NSA agreed that no easement was needed and that we would establish a notification process of our agency to the NSA in advance of any proposed timber harvest activities. On December 14, 2016, I confirmed with Joe Howell (NSA-Northwest) that our existing habitat management was not incompatible with the NSA-Northwest's purpose and that an easement was not be necessary for the two agencies to coordinate regarding habitat management at Cavalier WMA. The agreement reached in December 2015 is clearly not reflected in the City's Consideration document, and I am not aware that either agency provided this updated arrangement to the City beyond comments offered in October 2015.

With regard to the Planning Commission's task of recommending an updated Land Use Plan Designation for the Williams Farm Tract, I would like to offer two comments that apply to any of the five designations currently the most likely options:

- The Virginia Department of Game and Inland Fisheries cannot accept the imposition of a legal instrument, such as a conservation easement, on the Cavalier WMA that results in loss of some or all management control of the property. Such an approach has been proposed as a solution to potential EMI impacts from the Coastal Virginia Commerce Park on the NSA-Northwest ROTH. The Cavalier WMA was purchased with grant funds from the U.S. Fish and Wildlife Service and the U.S. Army Corps of Engineers, with stipulations that cannot be subordinated by another requirement. If such a situation were to occur, the U.S. Fish and Wildlife Service would find the Department in diversion. Failure to correct such a situation would result in the loss to the Department of \$15 million annually in grant funds. If additional forest buffering capacity is needed to ameliorate the impacts of development of the Coastal Virginia Commerce Park, it should occur on that property.
- The conversion of the existing agricultural lands to residential, commercial or industrial use will most likely result in increased human-wildlife interactions. We assume that the developers and prospective future owners of the Coastal Virginia Commerce Park would want to minimize those encounters to lessen impacts on operations, reduce concerns of employees and employers, as well as demonstrate responsible environmental stewardship and good corporate citizenship. We reiterate our recommendation that the City include a significant east-west wildlife corridor on the property. Wildlife corridors have been proven to provide safe pathways for wildlife as animals travel between larger areas of intact habitat. By placing a corridor in the appropriate location, wildlife can be effectively steered away from potential interactions with humans. Without an effective corridor, there is a strong possibility that instances of human-wildlife interactions will significantly increase. We would be happy to work with you more specifically to describe the size, placement and vegetative composition of such a corridor that is suitable to all interested parties and to the conservation and management of wildlife in this area.

Ms. Alexis Baker  
December 21, 2016  
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In closing, while the Virginia Department of Game and Inland Fisheries would prefer that the land remain in agriculture or be converted to conservation, we recognize that decisions have already been made that will result in the development of the Williams Farm Tract. Of the five Land Use Plan designations most likely to be the focus of Planning Commission discussions, we prefer the "Light Industry/Logistics," in that there should be more opportunities to address the needs outlined above and in our October 2015 comments as development planning proceeds forward.

Thank you again for the opportunity to learn more about the City's process to amend the 2035 Comprehensive Plan and 2035 Land Use Plan. If you have any questions about these comments or need more information, please contact me at 804.829.6720 or via e-mail at [becky.gwynn@dgif.virginia.gov](mailto:becky.gwynn@dgif.virginia.gov).

Sincerely,



Rebecca K. Gwynn  
DGIF T&E Species Lead and  
Assistant Bureau Director – Coastal Region

Attachment 4

From: [wrdissen@aol.com](mailto:wrdissen@aol.com)  
To: [Alexis Baker](#)  
Subject: RE: Potential Use of Williams Farm Property  
Date: Monday, December 26, 2016 2:51:33 PM

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Gentlemen,

The "Williams Property" seemingly offers a unique opportunity for the City of Chesapeake to locate multiple manufacturing enterprises thereon provided wise and thoughtful planning throughout development is practiced throughout development for as Will Rodgers once said, "...God hasn't created much new land lately."

Excellent direct transportation is going to be a prerequisite for meaningful development along with a good substructure. Have City Planners considered potential direct RAIL service as well as truck and water service?

Have City Planners thought through the possibility that one or two operations needing a significant number of workers---like an auto assembly plant just as an example---may not be at all likely given distribution costs to the interior of the USA while multiple operations requiring upwards of one hundred staff might very well be a success like many "Industrial Parks" are?

I applaud the concept and would urge the City Planners to think of an "Industrial Park" where the businesses might well occupy acreages of 10 to 15 and up.

Walter C. Dissen  
509 Las Gaviotas Blvd.  
Chesapeake, VA 23322

**757-436-2049**

**From:** [James Thomson](#)  
**To:** [Alexis Baker](#)  
**Subject:** Rowing regatta course - Williams farm  
**Date:** Tuesday, December 27, 2016 7:41:36 PM

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The Hampton Roads area is in need of a rowing regatta race course. The Eastern Virginia Scholastic Rowing Association (15 member schools) has been holding spring sprints on Lake Whitehurst adjacent to the Norfolk Botanical Gardens for about twenty years. The regattas held there have gotten too large for this site. A man made course at Williams farm could attract large national rowing regattas. This course would attract northern schools for their winter training because our area is about as far north as these schools can go and not be concerned about frozen water. <http://exploreoakridge.com/rowing17>

I would like for you to give this idea serious consideration because I believe that a barrow pit for fill sand could ultimately be configured for a store water retention lake to serve as a race course,

Some time at your convenience, I would like to discuss this concept with you.

Regards,  
James Thomson 971-3179  
EVSRA, BOD  
Hampton Roads Rowing Club, Trustee  
President, Norfolk Rowing Center Inc.

**From:** [Jeanette West](#)  
**To:** [Alexis Baker](#)  
**Subject:** Frank T Williams Farm Land  
**Date:** Sunday, December 25, 2016 11:48:11 PM

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I think You should use the land to put a Senior Home on so that the People could get something out of the Land and Not just a free ride for Businesses. Or You could put up a Community Center so the People could benefit from the Land. The People don't get anything out of the land when You give it to Businesses. It just makes Business owners Richer, padding some political politicians pockets to get the land either free or really cheap and tell the people that it's for their own good. Stop deceiving the People of Your town and Let the People of Chesapeake get something out of their City.

**From:** [Jeanette West](#)  
**To:** [Alexis Baker](#)  
**Subject:** Farm land Use  
**Date:** Sunday, December 25, 2016 11:41:58 PM

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Why do these Cities always look for land to put businesses on. The Businesses will ruin the land in which they occupy. Why not use the land for the people instead of the pocket book. Its always the rich, and businesses that get the opportunity for land and YOU PEOPLE ALWAYS forget about the PEOPLE of Your City or town.

**From:** [Planning](#)  
**To:** [Alexis Baker](#)  
**Subject:** FW: Feedback Form (response #14)  
**Date:** Tuesday, January 03, 2017 4:24:27 PM

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**From:** [planning@cityofchesapeake.net](mailto:planning@cityofchesapeake.net) [mailto:planning@cityofchesapeake.net]  
**Sent:** Tuesday, January 03, 2017 2:22 PM  
**To:** Planning <[planning@CityOfChesapeake.Net](mailto:planning@CityOfChesapeake.Net)>  
**Subject:** Feedback Form (response #14)

## Feedback Form (response #14)

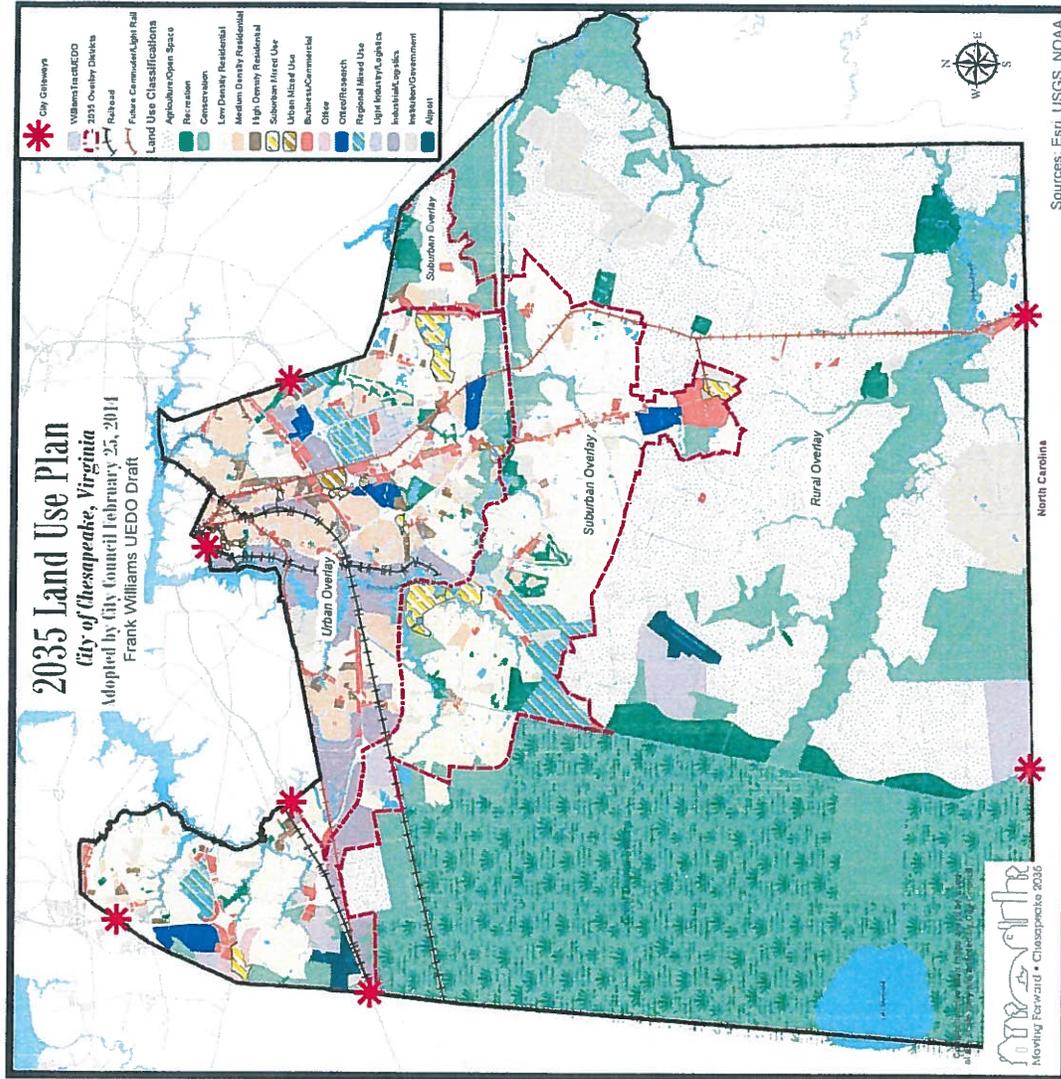
### Survey Information

Site:	Chesapeake
Page Title:	Feedback Form
URL:	<a href="http://www.cityofchesapeake.net/government/City-Departments/Departments/Planning-Department/moving-forward-2035/Feedback-Form.htm">http://www.cityofchesapeake.net/government/City-Departments/Departments/Planning-Department/moving-forward-2035/Feedback-Form.htm</a>
Submission Time/Date:	1/3/2017 11:21:42 AM

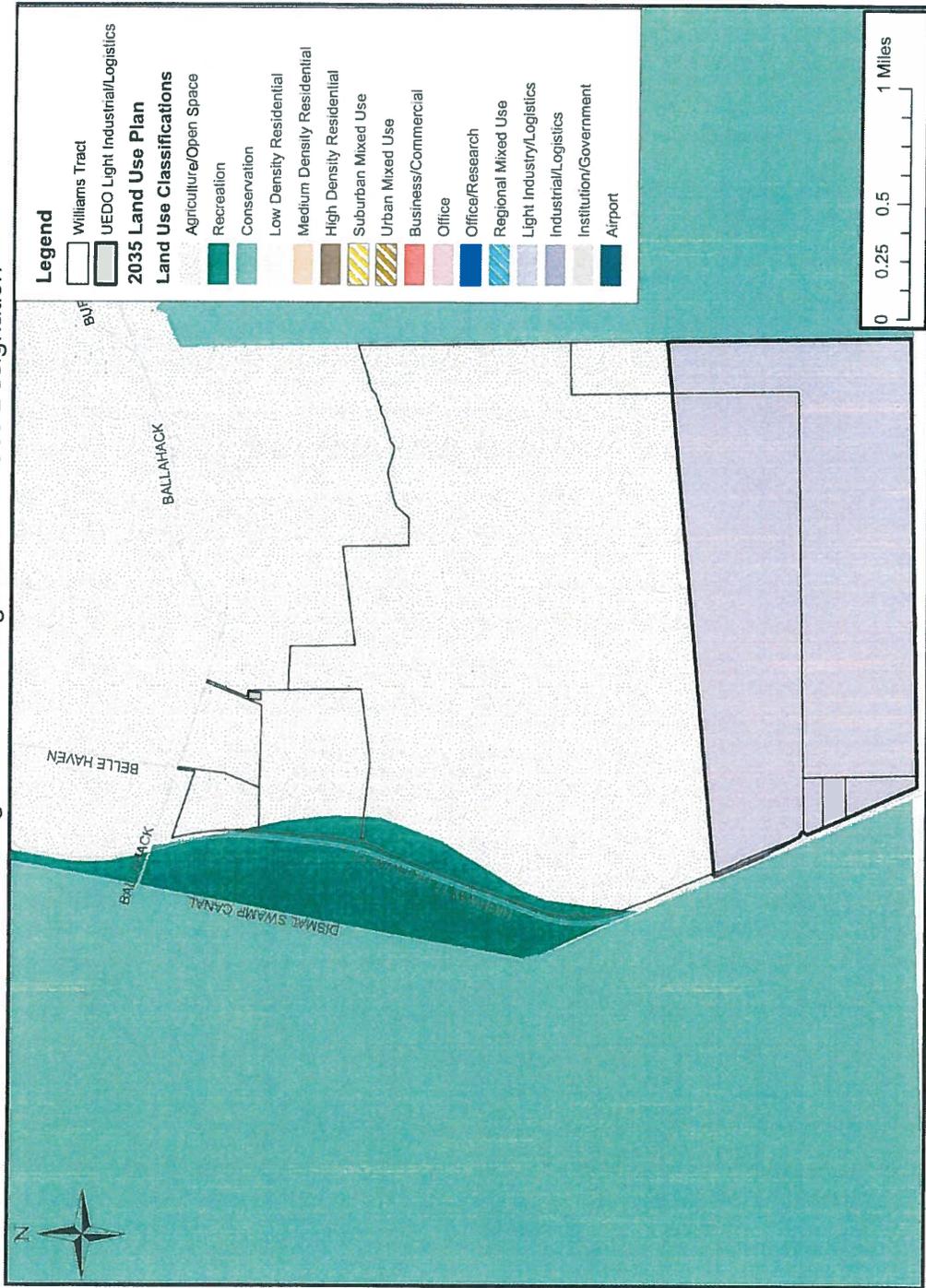
### Survey Response

Question or Comment:	Perhaps a better use of the Williams Farm would be to contact the Nature Conservancy, instead of developing it for industry.
Name:	Roxanna Powers Mince-Downing
Street Address:	441 Ballahack Rd
City/State/Zip:	Chesapeake VA 23322
Email Address:	<a href="mailto:Hap63py@hotmail.com">Hap63py@hotmail.com</a>
Phone:	(252) 256-0542
I would prefer to be contacted via:	Email

Attachment 5



Williams Farm Tract (Coastal Virginia Commerce Park)  
UEDO Light Industrial/Logistics Land Use Designation



Attachment 6

Old U.S. Route 17 was a two-lane highway leading from the urbanized sections of Chesapeake through the rural southern section of the City and into North Carolina. Much of the old road runs along the Dismal Swamp Canal, which is a part of the Intracoastal Waterway System. To expand capacity and improve safety, the Virginia Department of Transportation constructed a new four-lane facility east of the current Route 17 alignment. Through a collaborative partnership with federal, state, and other entities, the old roadway was converted into a multi-use trail in order to expand recreational opportunities while protecting open space and managing access. This area is viewed as a vital conservation corridor for the City, due to its rich history and unique natural amenities. In this regard, the City arranged for the development of a master plan for the Route 17/Dismal Swamp Corridor to plan for land uses between the old and new roadway, to develop the old roadway as a multi-use recreational facility, and to establish design guidelines for the new route. The complete master plan can be found at the following link:

<http://www.vhb.com/Route17/>

### **Williams Tract**

The 4,000-acre Williams Tract is owned by Frank Williams, who has operated a large-scale, mechanized farming operation there since 1978. Crops grown on the property generally include potatoes, soybeans, corn and wheat. The land has a flat topography and is largely void of any trees or significant areas of native vegetation. The U.S. Army Corps of Engineers has declared the property to be "prior conversion cropland" which means there are no jurisdictional wetlands on the site. The tract, which contains no major buildings or non-farming site improvements, abuts Route 17 for approximately 3.4 miles in the extreme southwestern corner of Chesapeake. Mr. Williams owns an additional 1,500 acres in North Carolina.

Alternative land uses for the Williams Tract have been considered by Mr. Williams and others for a number of years, particularly in the context of the long-range Norfolk-to-Raleigh Connector, which includes potential designation as an interstate and improvements to Route 17, Dominion Boulevard and the Steel Bridge replacement. The property was the subject of a study in 2003 by an Urban Land Institute Advisory Services Panel (ULI Panel) as to its development potential. Recognizing the property's remote location, lack of available infrastructure, and potential environmental concerns, the ULI Panel nonetheless concluded that this single-owner, 4,000-acre contiguous property held strategic development potential for the City under a comprehensive, long-term plan.

The Williams Tract was reflected in the 2026 Comprehensive Plan in two ways: 1) as an Automobile-Oriented Major Activity Center under the 2050 Preferred Development Pattern Map, which was an element of the Land Use policy section of the 2026 Plan; and 2) as a Gateway to the City on the 2026 Land Use Plan. Since the adoption of the 2026 Comprehensive Plan Moving Forward Chesapeake 2035 Comprehensive Plan

Update in February 2014 March 2005, which continued to reflect the property as an Auto-Oriented Major Activity Center and Gateway, alternative development scenarios for the Williams Tract have continued to be discussed, particularly in light of the completion of the Dominion Boulevard Bridge Replacement & Roadway Improvement Project pending Dominion Boulevard corridor improvement project. City Council adopted a resolution in January 2015 requesting that the Virginia Economic Development Partnership designate the Williams Farm Tract as a "mega-site" for industrial development. In August 2015, City Council adopted a follow-on resolution identifying the Frank T. Williams Farm Properties as a candidate Unique Economic Development Opportunity (UEDO) and directing the City Manager to undertake further study and consideration of the site as a UEDO, in accordance with the adopted UEDO Policy. A report prepared by the Planning Department entitled "Consideration of the Frank T. Williams Farm Tract as a Unique Economic Development Opportunity" was presented to City Council in November 2016 and concluded that a portion of the Williams Tract proposed for development of the Coastal Virginia Commerce Park could be considered for designation as a UEDO. City Council adopted a subsequent resolution on November 15, 2016 designating the southern-most 1,420 acre portion of the Williams Tract as a UEDO and requesting the Planning Commission to consider and make recommendations concerning an amendment to the 2035 Comprehensive Plan to designate such property for commercial, industrial, or similar non-residential designation, such as light industrial/logistics. Planning Department staff, after thorough analysis of potential land use designations for the Coastal Virginia Commerce Park UEDO, including solicitation and review of public input, recommended to Planning Commission that the subject property be designated as Light Industry/Logistics on the 2035 Land Use Plan. This land use designation was deemed most appropriate for a potential rezoning of the property to Planned Unit Development-Industrial Park (PUD-IP), which is the recommended zoning designation under the UEDO Policy. While it is not deemed appropriate at this time to include a formal land use designation for the Williams Tract on the 2035 Land Use Plan, the property's enhanced development potential in light of continued improvements to Route 17, as well as an increased emphasis on economic vitality throughout this Comprehensive Plan, merit continued study of the area for special planning purposes if it satisfies the criteria established by City Council for unique economic development opportunities.

<http://www.cityofchesapeake.net/government/City-Departments/Departments/Planning-Department/Planning-Library/unique-economic-development-opportunity-study-frank-t-williams-property.htm>