



Growing through Experience and Gaining Political Power: Growth Management Plans in Virginia and the People Who Shape Them

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Growth Management Plans in James City County and Loudoun County, Virginia.

I conducted interviews with Board of Supervisor members, citizen groups, and developers.

Each person I talked to was passionate about their position and worked to make changes in their County.

People have power to impact policies, which could impact their lives, and the environment.

“Being there is the most important thing” – Supervisor John McGlennon.



Have Another 30,000 citizens on us!



Anheuser Busch built a brewery in JCC in 1970.

James City County's population in 1970 was 17900.

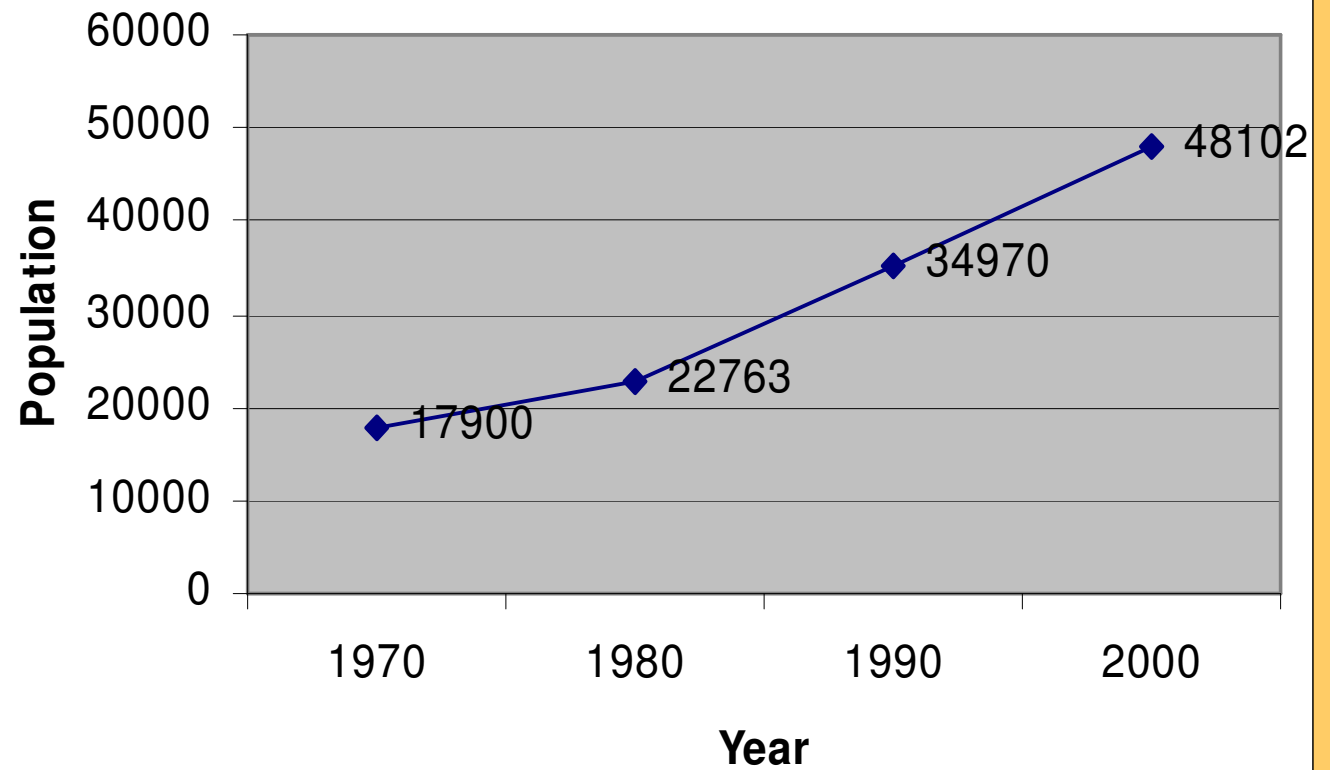
James City County's population in 2000 was 41900.

From 1980 to 2000, James City County's population changed by 111%.

Have Another 30,000 citizens on us!



Population Change in JCC



Primary Service Area, its Purpose and Potential

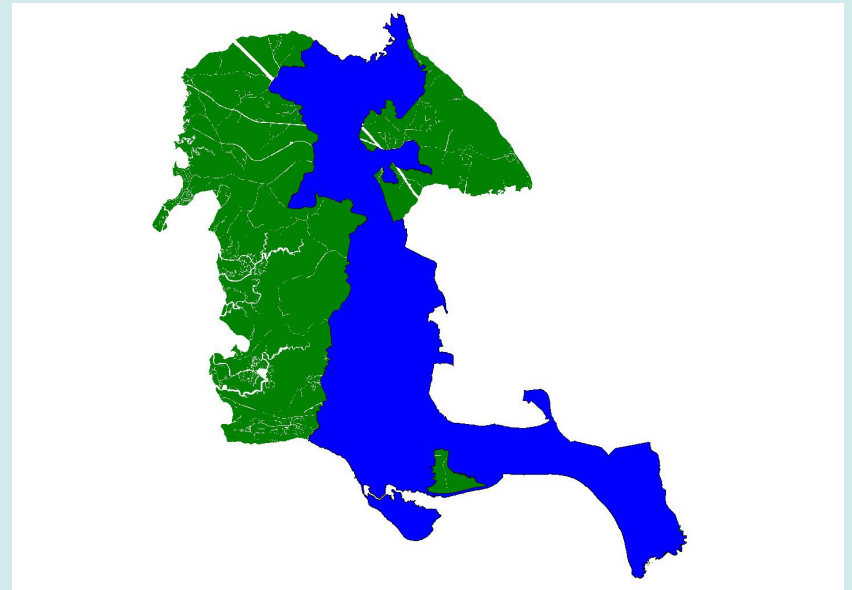
Created in 1975.

Original goal of the PSA was to designate areas that received County water and sewer.

New County staff in 1990s used the PSA as a growth management tool.

Growth not encouraged outside of PSA.

1 house/ 3 acres can be developed outside of PSA.



The County's Connections and Contributions



Governor's Land and Greensprings West built outside of PSA, but connected to County utilities.

91.87% of James City County Housing is Single Family.

Each Development Contributed Millions of Dollars to County for Route 5 Bypass.

Governor's Land gave \$1.3 million.

It Pays to Live in James City County

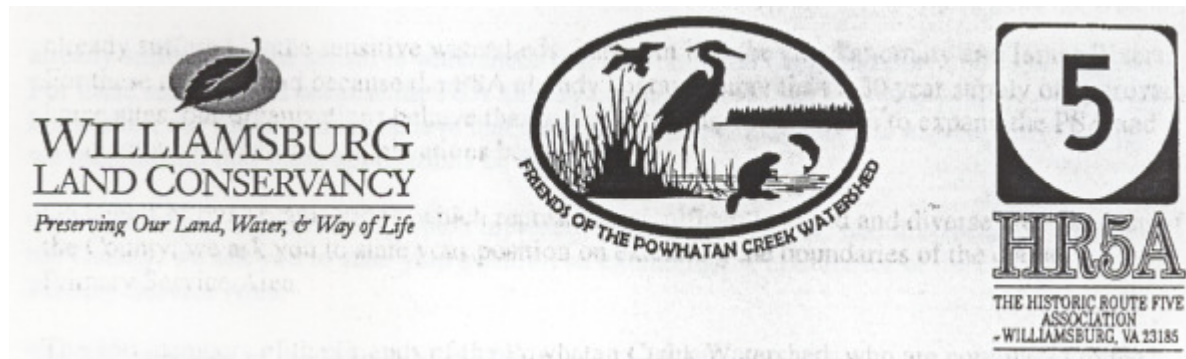
The \$150,000 plus income bracket increased by 383% between 1990 and 2000

SunTru

The \$10,000-\$14,999 bracket decreased by 3.1%.

The \$15,000-\$24,999 bracket decreased by 14.8%

THE Letter



To: JCC Board of Supervisors

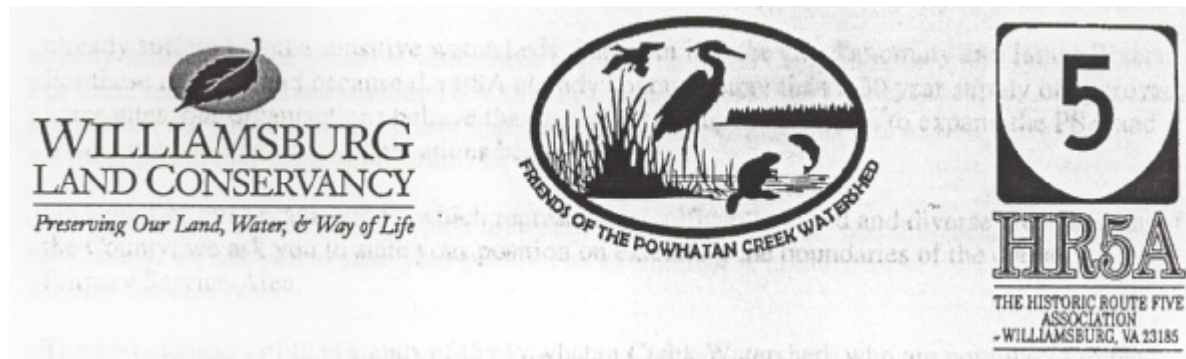
From: Williamsburg Land Conservancy, Friends of Powhatan Creek, and Historic Route 5

1650 individuals and 17 neighborhoods represented by the letter.

With 19,290-20,475 units of land these groups saw no need to increase the PSA.

The letter asked the Board of Supervisors to state their stance on the PSA expansion.

THE Letter



Re: THE letter

From: The Board of Supervisors

Only 2 Supervisors replied to the letter, Supervisors Brown and Goodson.

Most of the Supervisors agreed there was no need to increase the PSA in the near future

All of the Supervisors were noncommittal about never increasing the PSA



Going with the Flow, Exploring Options

Virtual Development of James City County suggested by Chairman Harrison.

Explore the benefits and consequences of allowing development in the County.

Get public input from both sides of the debate.

Looking towards the future.

Smiling Faces, Changing Places



All of the Board of Supervisors are aware of the public's desire to limit growth.

None of the Supervisors have suggested an increase in the PSA in the near future.

Smiling Faces, Changing Places

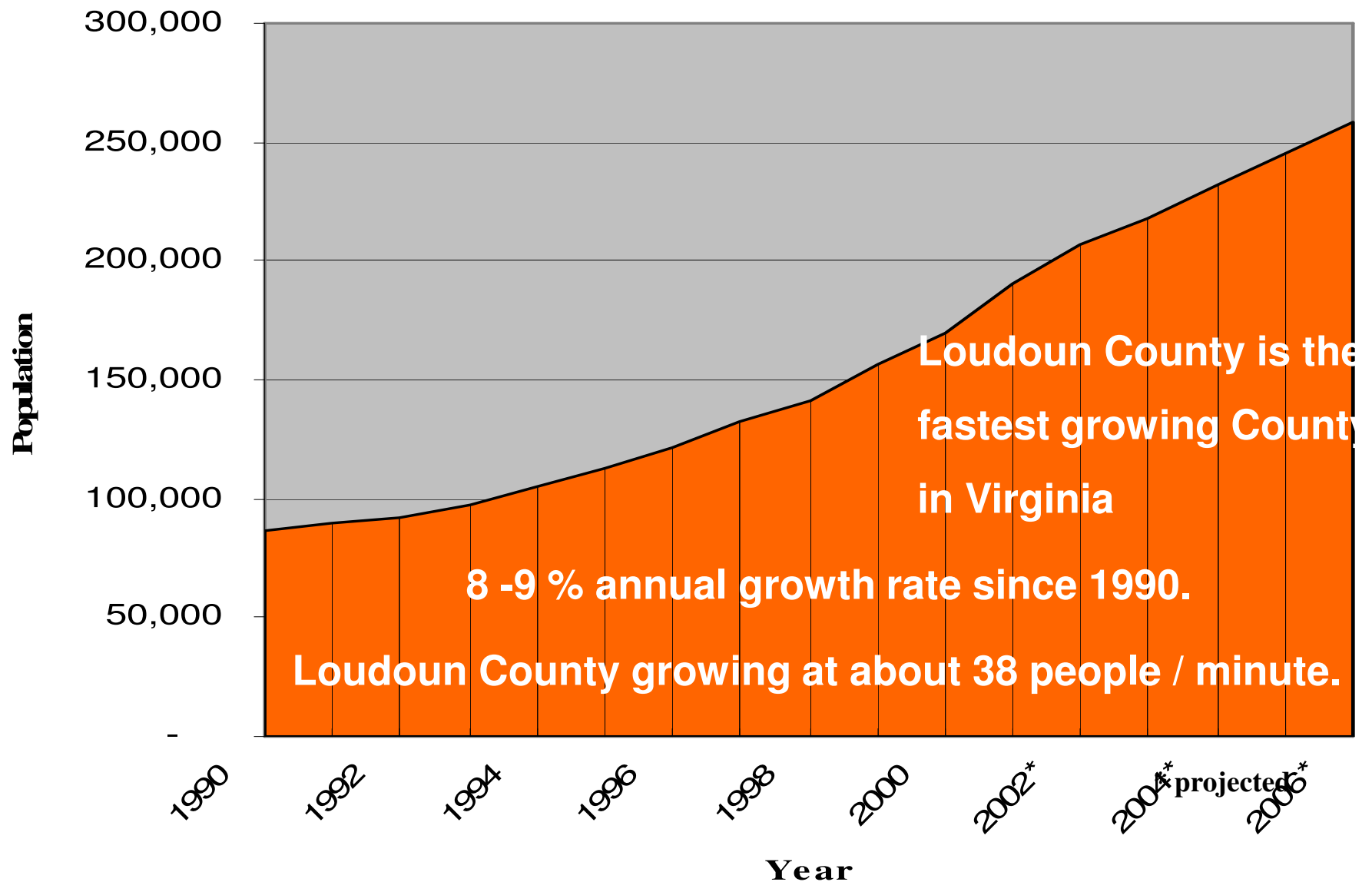


In 1999, 8 of 9 Loudoun County Board of Supervisors ran and were elected on slow growth platforms.

80% of County voted for current Board of Supervisors.

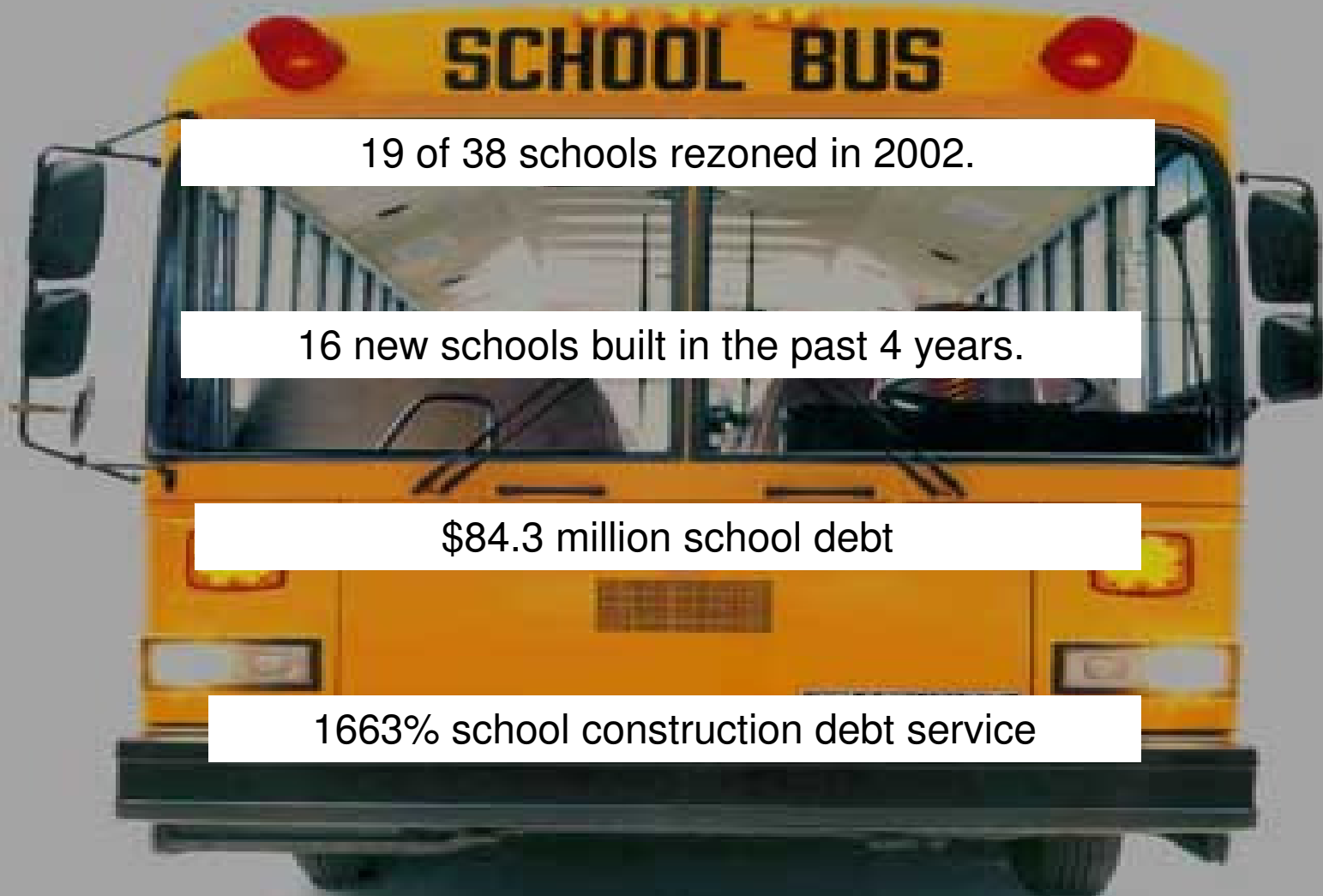
In 1999 they revised the Comprehensive Plan and zoning ordinances.

Stunning Statistics



Source: Loudoun County Office Of Economic Development, Jim Burton "Unbridled Growth".

Moving In and Busing Out

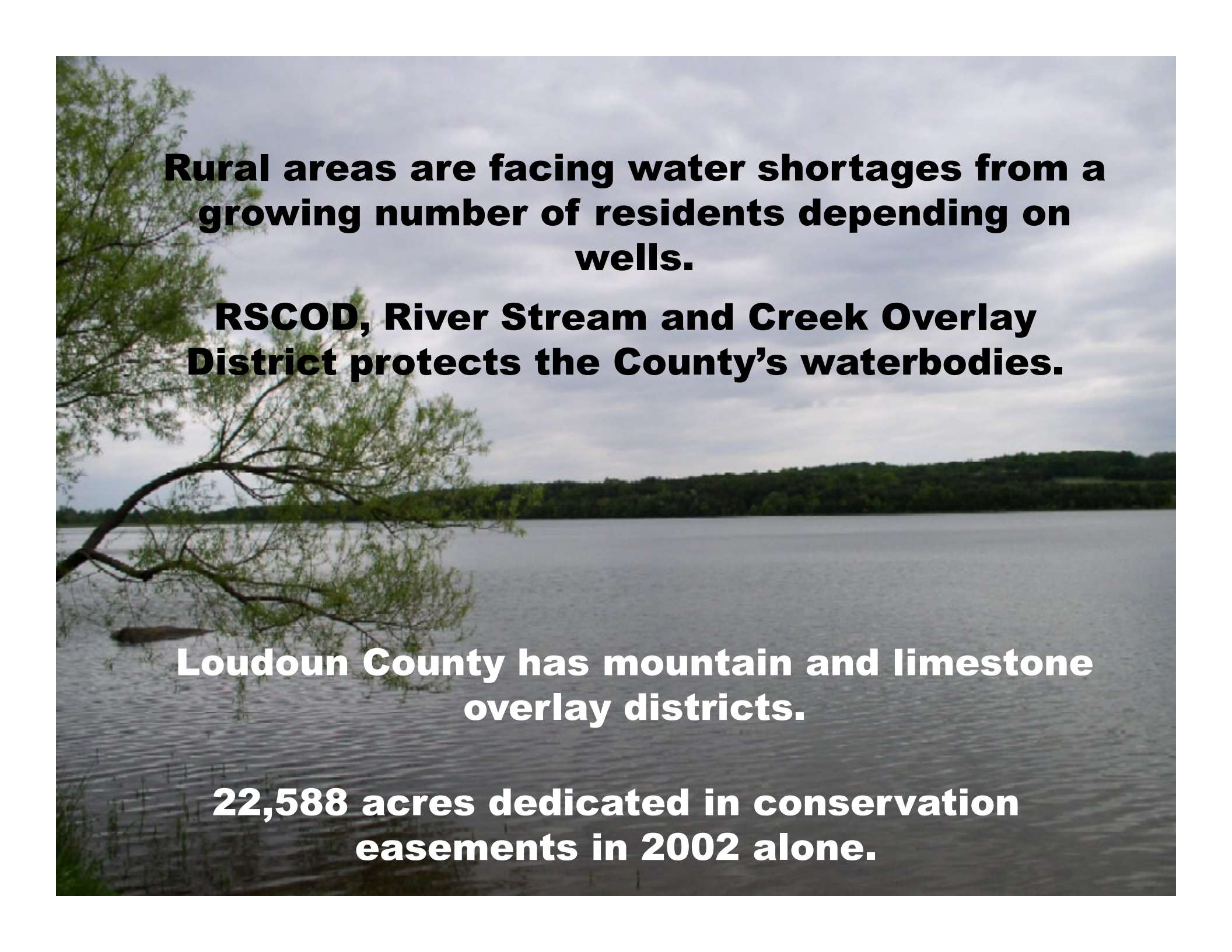


19 of 38 schools rezoned in 2002.

16 new schools built in the past 4 years.

\$84.3 million school debt

1663% school construction debt service



Rural areas are facing water shortages from a growing number of residents depending on wells.

RSCOD, River Stream and Creek Overlay District protects the County's waterbodies.

Loudoun County has mountain and limestone overlay districts.

22,588 acres dedicated in conservation easements in 2002 alone.

Voters to Stop Sprawl

An aerial photograph showing a vast rural landscape. The foreground is dominated by a large, dense forest of bare trees, suggesting late autumn or winter. Beyond the forest, there are rolling green fields and patches of brown earth. In the middle ground, a large, irregularly shaped lake or reservoir is visible, surrounded by more trees and some buildings. The background shows a hazy horizon with distant urban areas and more water bodies under a clear sky.

Formed in 1998.

Voters to Stop Sprawl is a political action committee.

They provide information about candidates and run political campaigns.

“We never lose, and that’s true” – Joe Maio, Voters to Stop Sprawl Spokesman

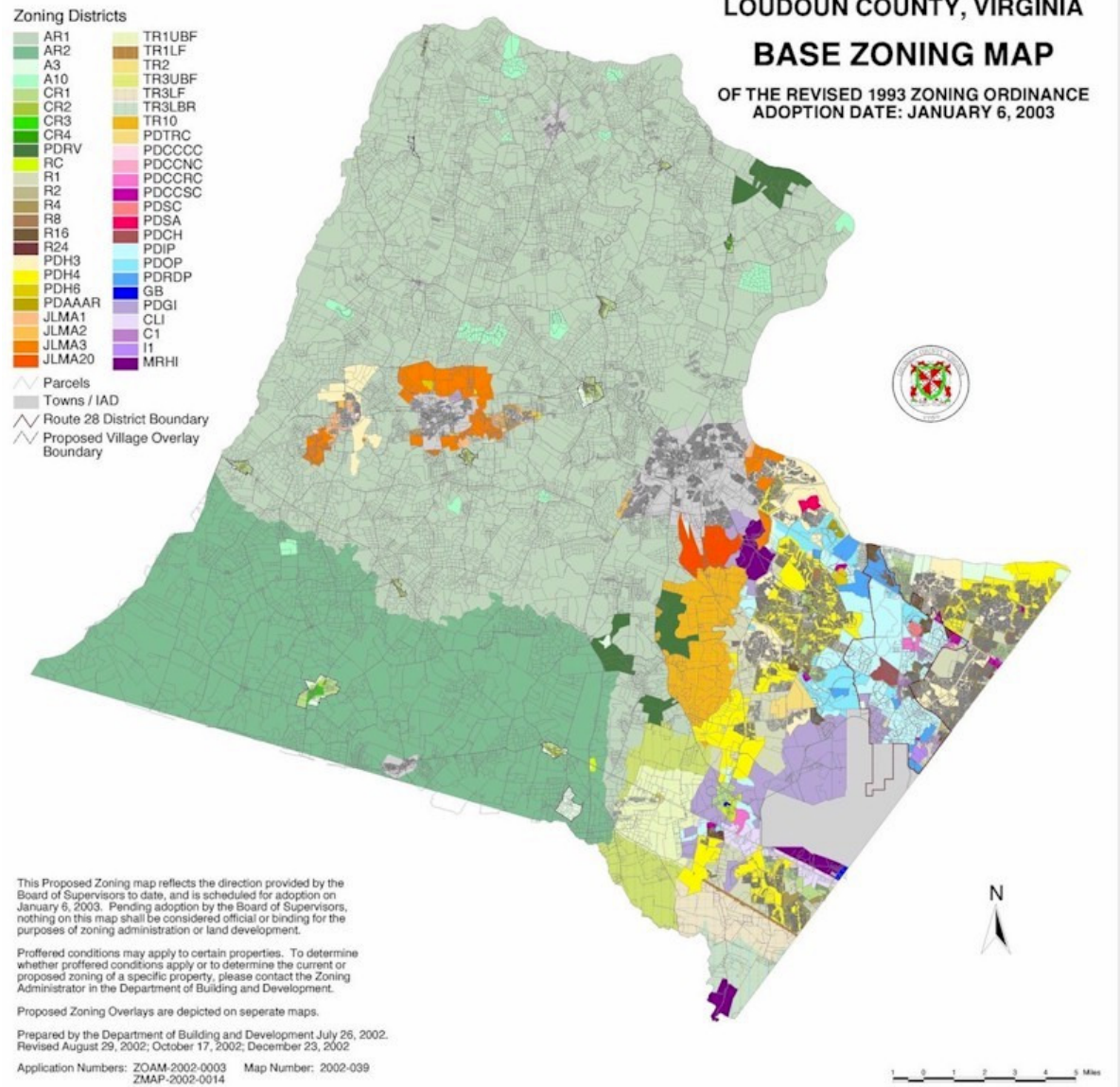
New Plans for the County

3 new zones

Suburban zone –
1 house / 1 acre

Transition zone –
1/1, 1/3, or 1/10 density

Rural zone –
20/10 or 50/20 zones



Citizens for Property Rights

Formed in 1999.

Advocate protection of property rights.

Use printed word and participation at public hearings to express their opinions.



Loaded Down with Lawsuits



193 Lawsuits against Loudoun County.

Mix of individuals and corporations suing the County.

Lerner Corporation, which had planned a huge development, has 99 lawsuits against Loudoun.

10-12 lawsuits brought against the Board of Supervisors.

Now County faced with vested rights claims.



New Developments in the Growth Management Debate

Loudoun County is seeing developers come forward with plans that comply with the new zoning ordinances and environmental policies.

In James City County Citizen groups continue to work with the County.

Plugging into Politics

Important that people realize their potential and power.

Consider all aspects before making a decision.

Important to be connected with the environment and develop a sense of responsibility.

Honor the responsibility as a citizen to get involved with your government and make a difference.



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Acknowledgments

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