

Development Briefs

WindsorMeade to Break Ground in 2006

Virginia United Methodist Homes will break ground for the gated retirement community at Route 199 and Monticello Avenue in 2006 with opening planned for 2008. WindsorMeade will have 85 apartments and 96 villas and amenities for elderly retirees. Entrance fees range from \$312,000 to \$697,000. (Virginia Gazette 12/10/2005)

Ground Breaking for Low Income Senior Apartments in 2006 As Well

Bay Aging of Urbanna will begin construction of 67 one-bedroom apartments for senior citizens 62 and older next year. Parker View Apartments are limited to those making 50% or less of the median income for James City County, presently \$20,700 for one person and \$23,650 for a couple. The complex of 3-story buildings will be at the corner of Ironbound and Carriage Roads. (Daily Press 12/14/2005)

Planning Commission Recommends Approval of Marywood

After months of intense opposition from neighborhood groups, back and forth between Planning Commission and Board of Supervisors, and the developer, Centex Homes, filing a lawsuit, the now 100 unit single family subdivision received a recommendation of approval from the Planning Commission in a 3-2 vote. (Virginia Gazette 12/07/2005)

New Contractors

added to Source's on-line database from recent building permits.

Contractor

Web General Construction
Asfari Homes Inc
Boarman Spivey Home Improvements
Christopher L. Carroll (Cont)
Dawson Construction & Seamless Gutters
K & W Contracting
Munns Pest Control & Service Co
Oasis General Contractor
Jorgensen Marine Construction
ACM Construction
Annarino, Tony Jr Inc
GS Developers LLC
Vico Construction

Permit Type

New Residential
Home Improvement
Home Improvement
Home Improvement
Home Improvement
Home Improvement
Home Improvement
Home Improvement
Marine
Commercial
Commercial
Commercial
Demolition

Market Watch

New Warehouse Buildings Planned for Suffolk

Regional Property Development Corp. announced plans for 1.1 million square feet of warehouse space in four buildings in a new business park. The development is proposed on 110 acres along Route 460 and Route 58-bypass. The developer plans to start a 400,000 square foot building in 2006 with start of the remaining three buildings determined by demand. (Virginian-Pilot 12/15/2005)

Upper Peninsula Job Growth Mixed

At a meeting sponsored by the Williamsburg Area Chamber of Commerce, economist Christine Churma reported that the number of jobs in James City County and York County grew by 6.1% and 4.6% during the first quarter of 2005 compared to 2004 while jobs in Williamsburg declined 4.8%. She predicts jobs in Hampton Roads will grow by 2.2% in 2005 and 1.6% in 2006.

October Housing Starts on Southside Reflect Slowdown

Permits issued in October 2005 (326 units) for new homes on Southside declined a little over 20% from levels in both September 2005 (408 units) and October 2004 (413 units). In spite of the October decline, year-to-date starts on Southside are up 14.9% from 2004. Led by activity at Colonial Heritage and New Town in James City County, 191 starts in October 2005 on the Peninsula were up 13% from September and down only slightly, 3.5%, from October 2004. However, 2005 year-to-date starts on the Peninsula lag the 2004 level by 11.0%.

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