

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 6TH DAY OF OCTOBER NINETEEN HUNDRED EIGHTY-SIX AT 7:30 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

**A. ROLL CALL**

William F. Brown, Chairman, Roberts District  
Stewart U. Taylor, Vice-Chairman, Stonehouse District  
Jack D. Edwards, Berkeley District  
Thomas D. Mahone, Jamestown District  
Perry M. DePue, Powhatan District

James B. Oliver, Jr., County Administrator  
Darlene L. Burcham, Assistant County Administrator  
Frank M. Morton, III, County Attorney

**B. MINUTES - none**

**C. PRESENTATIONS - VML Achievement Award  
I Video Productions  
Virginia Social Studies Week**

Mr. Edwards presented Diana Hybicki, Child Protective Services, and John Holdren, Director of Social Services, with a 1986 Virginia Municipal League Achievement Award for its Child Protection Program entered in the Human Development category.

Mr. Brown read and presented a Certificate of Appreciation to Mr. Tim Ivey and Mary Kay Sizemore, I Video Productions, recognizing their contributions to the County and their assistance in helping the County receive an Outstanding Government Programming award at the 1986 National Association of Telecommunication Officers and Assistants Conference.

**RESOLUTION**

**Certificate of Appreciation**

WHEREAS, I Video Productions has provided dependable, high quality production services in broadcasting Board of Supervisors, Planning Commission, and other meetings; and

WHEREAS, Tim Ivey and Mary Kay Sizemore have displayed a sensitivity and technical expertise in producing various public information programs within strict budget constraints; and

WHEREAS, the I Video staff has brought their superior talents in journalism and video to James City County's government channel, thus enabling the County's channel to be recognized for outstanding government programming by the Telecommunications affiliate of the National League of Cities.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia does hereby recognize the contributions of

**I VIDEO PRODUCTIONS**

for their outstanding contribution to James City County's mission of promoting citizen information and involvement.

BE IT FURTHER RESOLVED that this Resolution be spread on the minutes of this Board and a suitable copy be presented to I Video Productions.

Mr. Oliver informed the Board that the County was the smallest community with the smallest budget to win a National award this year. Mr. Oliver stated Beverly Hills, California was the only other local government National award winner this year. Mr. Oliver also commended the volunteers who assist in our cable programming efforts.

Mr. Edwards commented that other localities are under the impression that the County has a large budget because of the quality of its programs, and as Mr. Oliver indicated, the reverse is true.

Mr. Brown presented the Social Studies curriculum leaders with a Resolution proclaiming October 6 through October 10, 1986 as Social Studies Week.

### RESOLUTION

#### Virginia Social Studies Week October 6 through October 10, 1986

WHEREAS, Virginians are blessed with a distinguished history, a growing economy and an abundance of human and natural resources; and

WHEREAS, the teaching and learning of the social studies demand a knowledge of the past, a critical view of the present and a vision of the future; and

WHEREAS, the teaching and learning of the social studies demand a commitment to democratic values such as justice, tolerance, equality and peace; and

WHEREAS, attention should be focused on the exemplary efforts of social studies teachers in Virginia.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia recognizes

#### VIRGINIA SOCIAL STUDIES WEEK

calling upon the people of James City County to observe October 6 through October 10, 1986 with appropriate ceremonies, programs, and activities.

Ms. Loretta Hannum, Social Studies Teacher and Curriculum Coordinator, Williamsburg-James City County Public Schools, thanked the Board for the proclamation. Ms. Hannum recognized students in the audience from James Blair School who are studying the local community in their World Geography class.

Ms. Elizabeth Dexter, 8th grade, James Blair World Geography class, read a letter written by her class requesting the Board to control zoning and growth and to expedite the decision on the new school site.

Ms. Hope Skinner, Matthew Whaley 3rd Grade Teacher, presented the Board with letters written by her students. Ms. Skinner requested the Board respond to their concerns.

Mr. Brown noted a community growth forum will be held in the near future and he feels it would be appropriate for social studies groups to become involved with this effort.

#### D. PUBLIC HEARINGS

Mr. Fred Belden, Chairman, Planning Commission, called the Planning Commission into public session at 7:50 p.m.

**ROLL CALL:** A. G. Bradshaw, Jack Edwards, Martin Garrett, Jr., Gary Lenz, Willafay McKenna, Gwendolyn Robinson, Sandy Stein, Fred Belden.

1. Joint Public Hearing, Board of Supervisors and Planning Commission - Case No. Z-19-86. Limited Agricultural

Zoning District, A-2

The Planning staff recommends approval of the amendments.

Mr. Brown opened the public hearing.

1. Mr. Steve Grayber, 161A John Jefferson Square, attorney for DCI Homes and Development Contractors, Inc., questioned what the phrase "legally in existence" meant in Section (d) on page 4.

Mr. Morton responded that projects having received preliminary approval would meet this requirement.

Mr. Grayber stated Chanco's Grant, Phase I could be completed as designed, but Phase II could not be completed as planned if the Board approves the amendments. Mr. Grayber requested the Board to consider those projects that developers are already committed to prior to voting on this matter.

2. Mr. Claude Feigley, The Main, past President of First Colony Civic Association and presently a member of the First Colony Board of Directors, stated First Colony is surrounded by A-2 zoning and that he feels at the present time A-2 development is uncoordinated. Mr. Feigley further stated that he feels the amendments will help carry out the intent of the original A-2 zoning.

3. Ms. Betty Petersen, Route 3, Williamsburg, commended the County's efforts to decrease density in the A-2 zone. Ms. Petersen stated she feels the amendments deter the destruction of the environment.

4. Ms. Carolyn Lowe, Williamsburg Area League of Women Voters, spoke in favor of the amendments. Ms. Lowe stated a concern of the League is adequate housing that is within the means of all members of the community and encouraged planning concepts be used to permit a variety of population densities within R-zoned districts in the Primary Service Area. Ms. Lowe urged the planning staff, the Planning Commission and the Board to explore innovative and creative ideas for the provision of additional open spaces and the protection of environmentally sensitive areas.

5. Mr. Guy Bishop, Peninsula Builders Association, Newport News, spoke on behalf of his constituents. Mr. Bishop stated the amendments to A-2 zoning had the potential to waste land, were arbitrary, and placed an unreasonable burden on property owners. Mr. Bishop requested the Board accept plat plans or master plans submitted to the Planning Department prior to a certain date, i.e. August 21, September 15 or October 23, 1986, to allow those who have spent money in good faith to proceed with their original plans.

6. Mr. Ed Oyer, 139 Indian Circle, spoke in favor of the amendments. Mr. Oyer stated he feels the amendments will help prevent problems with lack of oxygen due to the lack of greenery, create better erosion control methods and will decrease the area covered by impervious surfaces which create runoff problems. Mr. Oyer stated Oregon has a good land use policy which works for them.

7. Mr. Lee Cogdill, Drummond's Field, stated that if the proposed amendments would have been in existence at the time Drummond's Field was developed, it would not have been developed. Mr. Cogdill asked the Board when the County was going to stop changing the game plan. Mr. Cogdill further stated that he feels the proposed amendments are a "smoke screen" to make developers come to the Board for approval on rezonings so additional restrictions can be placed on them.

8. Mr. Andy Bradshaw, P.O. Box 456, Toano, spoke in opposition to the amendments. Mr. Bradshaw stated the Zoning Ordinance should be a planning tool used by government and developers, not a weapon against developers. Mr. Bradshaw further stated developers should have reasonable use of their property without interference from the County for a reasonable period of time, as it is time consuming, costly and risky to rezone property.

9. Mr. R. M. Hazelwood, Jr., Old Stage Road, Toano, spoke in opposition to the amendments. Mr. Hazelwood stated he feels the County is defeating its purpose of having transition land within the Public Service Area by these proposed changes.

10. Mr. Robert Gilley, 2130 Lake Powell Road, spoke in opposition to the amendments. Mr. Gilley stated he feels property owners of large acreages are opposed to these amendments and requested the Board to carefully consider the amendments before voting on the matter.

Mr. Brown closed the public hearing.

The Board recessed at 8:23 p.m. and reconvened back into public session at 8:45 p.m.

Mr. Fred Belden, Chairman, Planning Commission, stated the Planning Commission recommends approval of the amendments subject to a revision in Section 20-132(d). Mr. Belden stated the Planning Commission recommends adding the phrase "or for which preliminary approval has been obtained" after the word "existence" in the third line of that section.

Mr. Brown stated that at the time the amendments were presented, there was either one or no subdivision in the review process. Mr. Brown further stated the reason for the amendments is to permit County government to obtain a better handle on large tracts of property in A-2 zones. Mr. Brown stated that at the present time rezonings are requested on a piece-meal basis and the County does not have the opportunity to evaluate requirements for traffic, sewer, or water.

Mr. Taylor stated he opposes the amendments and that he feels the amendments place a burden on the ability of lower and middle income families to build homes.

Mr. DePue stated he did not share Mr. Taylor's concern, but he feels residential uses should occur in residential zones. Mr. DePue further stated that A-2 districts are under the most intense pressure at this time and he will support the amendments.

Mr. Mahone stated he feels the developer needs to sustain the full cost of his development and because the County is growing so "astronomically," planning control is necessary for proper development.

Mr. Brown made a motion to approve the amendments.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone  
(4). NAY: Taylor (1). The motion passed by a 4-1 vote.

2. Transfer of Property to Hampton Redevelopment and Housing Authority

Staff recommends approval of the resolution.

Mr. Brown opened the public hearing, and as no one wished to speak, he closed the public hearing.

Mr. DePue made a motion to approve the resolution.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone,  
Taylor (5). NAY: (0).

**RESOLUTION**

Authorization of Conveyance of Property  
To The Hampton Redevelopment and Housing Authority

WHEREAS, the Board of Supervisors on November 4, 1984, adopted by Resolution the Grove Neighborhood Redevelopment Plan and authorized the County Administrator to enter into a contract with the Hampton Redevelopment and Housing Authority to perform property acquisition, disposition and related activities necessary to carry out the Redevelopment Plan; and

WHEREAS, the Board of Supervisors on June 10, 1985, adopted a Resolution to authorize acquisition by James City County for the purpose of constructing a roadway all that certain parcel containing 0.535 acres,

more or less, situate in James City County, Virginia, as shown on a plat of survey entitled "Plat of survey, a parcel containing 0.535 acres owned by Carl Leroy Scales to: James City County, Roberts District, James City County, Virginia" dated 4-12-85, and made by Buchart-Horne, Inc., Consulting Engineers and Planners; and

WHEREAS, the Hampton Redevelopment and Housing Authority in accordance with the Redevelopment Plan, purchased approximately 19.5 acres within the Grove Redevelopment Area and James City County purchased the aforementioned 0.535 acre parcel which was also located within the Grove Redevelopment Area; and

WHEREAS, all property purchased within the Grove Redevelopment Area has been resubdivided as shown on the Plat of Grove Subdivision prepared by Langley and McDonald, Engineers-Planners-Surveyors, and

WHEREAS, in order to dispose of lots as shown on the Plat of Grove Subdivision, it is necessary to have all property within the Subdivision to be under the ownership of the Authority.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia authorizes the transfer of ownership of the 0.535 acre parcel acquired by James City County within the Grove Redevelopment Area to the Hampton Redevelopment and Housing Authority.

3. Case No. Z-16-86. Calvin C. Owen Machine Shop

The Planning Commission recommends approval of the proposal.

Mr. Brown opened the public hearing.

1. Mr. Richard Costello, representative for the applicant, informed the Board that he is available to answer questions.

Mr. Brown closed the public hearing.

Mr. Taylor made a motion to approve the resolution.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

**RESOLUTION**

Case No. Z-16-86. Calvin C. Owen Machine Shop

WHEREAS, in accord with Section 15.1-431 of the Code of Virginia, and Section 20-14 of the James City County Zoning Ordinance, a public hearing was advertised, adjoining property owners notified, and a hearing scheduled and conducted on Zoning Case No. Z-16-86 for rezoning approximately .8 of an acre from A-2, Limited Agricultural to M-1, Limited Industrial on property identified as a portion of parcel (1-7) on James City County Real Estate Tax Map No. (38-4); and

WHEREAS, Case No. Z-16-86 is in conformance with the adopted Comprehensive Plan of James City County; and

WHEREAS, the Planning Commission following its public hearing on August 26, 1986 unanimously recommended approval of Case No. Z-16-86.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors of James City County, Virginia does hereby approve Case No. Z-16-86 as described herein.

Mr. Brown stated he will be interested to see what the subsequent plan for this tract will include.

Mr. Allen Murphy, Principal Planner, stated a plan for 13.6 acres has been reviewed by the Planning Commission and is now pending Board action.

Mr. Oliver informed the Board that the applicant has requested the County participate in planning the Casey tract. Mr. Oliver inquired if the Board would be interested in allowing a County consultant to work with the applicant's consultant on the development of the tract. Mr. Oliver requested the Board's guidance.

Mr. Brown asked Mr. Oliver to prepare a specific proposal for Board consideration. Mr. Brown further stated that he is reluctant to actively participate as he feels it is the applicant's position to bring proposals to the Board.

Mr. DePue suggested John Brown, Economic Development Planner, be the County's consultant because the planning of the tract will involve business and industrial issues.

Mr. Taylor stated he opposes the idea and feels that every County property owner should be treated the same.

4. Case No. AFD-1-86. Wright's Island

The Agricultural and Forestal Districts Advisory and the Planning Commission recommends approval of the application for a term of eight years, with three restrictions.

Mr. Brown opened the public hearing, and as no one wished to speak, he closed the public hearing.

Mr. Edwards made a motion to approve the application.

Mr. Brown noted that there are twelve other agricultural and forestal districts applications in the review process and that the response has been greater than anticipated.

Mrs. Alma White, Chickahominy Road, asked if surrounding properties would be affected by the district.

Mr. Brown responded that the districts will not affect properties outside the district.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

5. Case No. CP-3-86. Master Sewer Plan

The Planning Commission recommends approval of the 1986 Master Sewer Plan.

Ms. Sandy Stein, Chairman, Citizens' Strategy Team for the Richmond Road-Barhamsville Road Corridor, stated the issue regarding possible land uses around the Barhamsville Road and Croaker Road interchanges on I-64 is under discussion at this time. Ms. Stein further stated that the Team supports the staff's proposal to extend the sewer line along Rochambeau Drive. Ms. Stein stated the Team also recommends extending the Primary Service Area along property lines or drain fields to include all quadrants of both interchanges and to follow I-64 between the interchanges. In addition, Ms. Stein stated the Team further recommends that the Public Service Area be extended west to include the Cranston Mill Pond area that has been proposed for sewer plan expansion.

In response to a question from Mr. Mahone regarding the Toano versus Rochambeau connection, Mr. Wayland Bass, Director of Public Works, stated it would be less costly to run a sewer line along Rochambeau Drive and it would be several years before the line would need to be upgraded. Mr. Bass stated more time was needed to study the area and more engineering studies must be conducted.

Mr. Brown stated that he feels eventually a sewer line will need to be developed along the Lightfoot/Toano corridor and it would make more sense to develop the line in that area instead of on Rochambeau Drive.

Mr. Robert Sciacchitano, Henningston, Durham & Richardson, Consulting Engineers, stated that he feels it is in the best interest of the County

to put in a major collection line along Rochambeau Drive, and at a later date put in gravity sewer lines from Toano.

Mr. Taylor stated he agrees with Mr. Brown.

Mr. DePue stated he feels putting in sewer lines along Rochambeau Drive will invite development along its corridor.

Mr. Mahone inquired if possible problems could occur when the County wants to install future gravity mains across private property.

Mr. Sciacchitano gave the Board a brief presentation on the study objectives, components and recommendations.

Mr. Edwards stated that he needs to review the complete study, to include the policies involved and the implications of the plan, before he can vote on the issue. Mr. Edwards further stated that he wants to know about alternate technology.

Mr. DePue agreed with Mr. Edwards and suggested deferring the matter.

Mr. Sciacchitano informed the Board that the complete study does not include those areas outside of the Primary Service Area.

Mr. DePue stated staff should review and modify the study and present the Board with issues that need to be discussed.

Mr. Taylor agreed with Mr. Edwards.

Mr. Brown opened the public hearing.

1. Ms. Sandy Stein, representing Mr. Ken Axtell, Industrial Development Authority, informed the Board that the Authority supports the extension of sewer facilities to both interchanges.

Mr. Brown closed the public hearing.

It was the consensus of the Board to defer action on this matter.

**E. CONSENT CALENDAR - none**

**F. BOARD CONSIDERATIONS**

1. Position Upgrade Request

Staff requests approval of the resolution.

Mr. Edwards made a motion to approve the resolution.

Mr. Mahone stated he opposes the resolution and that funds should come from within the budget.

Mr. Oliver stated funds would be pulled from other accounts within the budget.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

### RESOLUTION

#### CLERK TYPIST III POSITION

WHEREAS, it has been difficult to retain on a part-time basis qualified individuals to serve as receptionist/clerical support in the Office of County Administration, and

WHEREAS, funds are anticipated to be available for the status change from part-time to full-time Clerk Typist III due to turnover.

THEREFORE BE IT RESOLVED that the Board of Supervisors of James City County authorizes the upgrade of the Clerk Typist III position from part-time to full-time status.

2. Publication of Delinquent Taxes

Staff recommends approval of the resolution.

Mr. Brown made a motion to approve the resolution.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Taylor (4). NAY: Mahone (1). The motion passed by a 4-1 vote.

**RESOLUTION**

Publication of Delinquent Taxes

WHEREAS, the Board of Supervisors of James City County, Virginia has the option of publishing a list, or any part of a list of delinquent taxpayers.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia hereby requests the County Treasurer to publish a listing of all 1985 Real Estate and Personal Property Tax delinquents owing \$200 or more and who have not paid their 1985 tax bills as of the close of business, October 31, 1986.

BE IT FURTHER RESOLVED that if a taxpayer is delinquent on more than one account, that the total delinquency and the total number of accounts be shown, if the Treasurer agrees.

3. Anticipation of Increased Highway Funds

Staff recommends approval of the resolution.

Mr. DePue made a motion to approve the resolution.

Mr. Taylor stated he opposes the resolution.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone (4). NAY: Taylor (1). The motion passed by a 4-1 vote.

**RESOLUTION**

WHEREAS, James City County has been identified as the sixth ranked county in the Commonwealth of Virginia in terms of the magnitude of its road improvement needs; and

WHEREAS, the acquisition of adequate road improvement funds involves specialized knowledge and skills that entail political, technical, and operational expertise.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia authorizes the expenditure of \$9,600 from the Board Professional Services Account, for the purpose of obtaining expert advise and direction in the area of highway financing.

4. Case No. MP-3-86. Powhatan Master Plan Amendment

Mrs. Victoria Gussman, Director of Planning, stated the applicant has requested the Board defer action on this matter until October 20, 1986, and staff also recommends deferral of the matter.

Mr. Brown made a motion to defer the matter until October 20, 1986.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

**G. PUBLIC AUDIENCE**

1. Mr. Fred Belden, Chairman, Planning Commission, stated that the Planning Commission recommends the Board set a public hearing date of November 3, 1986, for Case No. MP-4-86. Ford's Colony Master Plan Amendment. Mr. Belden further stated that the Planning Commission will make their recommendation at their October meeting, but they are waiting for a traffic report before making a decision.

Mr. Brown stated that because of the close meeting dates of the Planning Commission and the Board, no changes to the application will be accepted after the Planning Commission's meeting and prior to the Board's November 3, 1986 meeting.

Mr. Vernon Geddy, attorney for Ford's Colony, stated the traffic report is one commissioned by the Planning Department.

Mr. DePue made a motion to set a public hearing date of November 3, 1986 for Case No. MP-4-86. Ford's Colony Master Plan Amendment.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

**H. REPORTS OF THE COUNTY ADMINISTRATOR**

Mr. Oliver requested that at the appropriate time the Board recess until October 20, 1986 at 12:30 p.m. to tour the Recreation Center with the Williamsburg City Council and the County Parks and Recreation Commission.

Mr. Oliver further requested the Board hold an executive session to discuss personnel and real estate matters.

**L. BOARD REQUESTS AND DIRECTIVES - none**

Mr. Brown made a motion to go into executive session to discuss personnel and real estate matters pursuant to Section 2.1-344(a)(1) and (2) of the Code of Virginia, 1950 as amended.

The Board entered into executive session at 10:15 p.m. and reconvened into public session at 10:42 p.m.

Mr. Brown made a motion to appoint Nancy Archibald, Ethel Bowman, Natalie Boykins, M. Anderson Bradshaw, William Bryant, Sylvia Cooke, Dorothy Driscoll, Nancy James, Nancy Perry, Michael Sams, Marie Shepherd, Carole Shoemaker and Jack Edwards to the Constitution Bicentennial Commission.

On a roll call, the vote was AYE: Brown, DePue, Mahone, Taylor (4). NAY: Edwards (1). The motion passed by a 4-1 vote.

Mr. Brown made a motion to recess until 12:30 p.m. on October 20, 1986.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

The Board recessed at 10:42 p.m.

  
James B. Oliver, Jr.  
Clerk to the Board

OCT 6 1986

BOARD OF SUPERVISORS  
JAMES CITY COUNTY  
VIRGINIA

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, ARTICLE IV, DISTRICTS, DIVISION 3, LIMITED AGRICULTURAL DISTRICT, A-2, SECTION 20-130, PERMITTED USES; AND SECTION 20-132, AREA REQUIREMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 20, Zoning, is hereby amended and reordained by amending Section 20-130, Permitted uses, and Section 20-132, Area requirements.

Chapter 20.

Article IV, Districts

Division 3, Limited Agricultural District, A-2.

Section 20-130. Permitted uses.

In the Limited Agricultural District, A-2, structures to be erected or land to be used shall be for the following uses:

Subdivisions of land into not more than five residential lots (lots created shall not be further subdivided if the number of lots created from a parcel existing on October 6, 1986, and subdivisions thereof, together with the proposed subdivision, exceed five lots).

Single-family dwellings.

Accessory apartments in accordance with Section 20-92.

Group quarters for agricultural workers.

Agriculture, dairying, forestry, general farming and specialized farming excluding the raising of hogs.

Fish farming and aquaculture.

Food processing and storage in a residence.

Slaughter of animals for personal use but not for commercial purposes.

Feed, seed, and farm supplies.

Schools, libraries.

Houses of worship

Fire stations.

Community recreation facilities, including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts, and other similar recreation facilities.

Retail shops associated with community recreation facilities.  
Golf courses, country clubs.  
Wayside stands for sale of agricultural products.  
House museums.  
Home occupations.  
Off-street parking as required by this chapter.  
Photography, artist and sculptor studios.  
Wineries.  
Horse and pony farms (including the raising and keeping of horses), riding stables, horse show areas and polo fields.  
Marinas, docks, piers, yacht clubs, boat basins, and servicing, repair and sales facilities for the same with the sale of fuel in accordance with Section 20-89.  
Accessory uses, accessory buildings or structures.  
Retreat facilities.  
Hunting clubs.  
Water impoundments of less than fifty (50) acres and with dam heights of less than twenty-five (25) feet.  
(Ord. No. 31A-88, Section 20-26, 4-8-85)

Section 20-132. Area requirements.

(a) Lots served by public water distribution and public sewage disposal systems shall have a minimum area of thirty thousand (30,000) square feet, however, lots intended for two-family dwellings and served by public water distribution and sewage disposal systems shall have a minimum area of sixty thousand (60,000) square feet.

(b) Lots served by a public water distribution system or a public sewage disposal system but not both shall have a minimum area of forty thousand (40,000) square feet, however, lots intended for two-family dwellings and served by a public water distribution system or a public sewage disposal system but not both shall have a minimum area of sixty thousand (60,000) square feet.

(c) Lots served by individual water distribution and sewage disposal systems shall have a minimum area of forty thousand (40,000) square feet, however, lots intended for two-family dwellings and served by individual water distribution and sewage disposal systems shall have a minimum area of sixty thousand (60,000) square feet.

(d) These minimum sizes shall not apply to lots of less than thirty thousand (30,000) square feet recorded or legally in existence or for which preliminary approval has been obtained prior to the date of adoption of this article. Such lots of less than thirty thousand (30,000) square feet used for residential purposes shall be limited to one single-family residential use.  
(Ord. No. 31A-88, Section 20-37, 4-8-85)

0170U

Establishing the Wright's Island  
Agricultural and Forestal District  
(AFD-1-86)

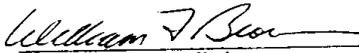
BOARD OF SUPERVISORS  
JAMES CITY COUNTY  
VIRGINIA

- WHEREAS, an application for the creation of an Agricultural and Forestal District in the Wright's Island area has been filed with the James City County Board of Supervisors; and
- WHEREAS, in accordance with Sections 15.1-1511(B), (C) and (D) of the Code of Virginia, public notices have been filed, public hearings have been advertised, and public hearings have been held on the application for an Agricultural and Forestal district in the Wright's Island area; and
- WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on July 16, 1986 recommended approval of the application; and
- WHEREAS, the Planning Commission following its public hearing on August 26, 1986 recommended approval of the application.

NOW THEREFORE BE IT ORDAINED:

1. That the Wright's Island Agricultural and Forestal District is hereby established for a period of eight years beginning this eighth day of September, 1986, in accordance with the provisions of Title 13.1, Chapter 36, Sections 15.1-1506 through 15.1-1513, Code of Virginia (1950), as amended.
2. That the district shall consist of 1494.6 acres and shall include in the following parcels:
 

(20-3)(1-1)	Charles L. Bowman	1320.048
(20-3)(1-2)	Menzel, Gary est. & Emily M.	90.0
(20-3)(1-3)	Menzel, Emily M.	4.9
(20-3)(1-4)	Menzel, Gary est.	4.9
(20-2)(1-28)	Menzel, Gary est. & Emily M.	74.752
3. That pursuant to Title 15.1, Chapter 36, Section 15.1-1512 (B) of the Code of Virginia of 1950, as amended, the Zoning Ordinance and the Subdivision Ordinance of James City County shall apply except as modified below.
  - (a) The subdivision of land is to be limited to parcels of 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family.
  - (b) No land within the Agricultural and Forestal District may be rezoned to any business, residential, or industrial zone.
  - (c) No Special Use Permit shall be issued except for agricultural and forestal activities which are not in conflict with the policies of this district.

  
William F. Brown, Chairman  
Board of Supervisors

ATTEST:

  
James B. Oliver, Jr.  
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, this 6th day of October, 1986.

RES01  
VG/pdc

SUPERVISOR	VOTE
BROWN	AYE
DEPUE	AYE
EDWARDS	AYE
MAHONE	AYE
TAYLOR	AYE