

ADOPTED

JAN 22 2002

ORDINANCE NO. 190A-4

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

RENEWAL OF WILLIAMSBURG FARMS

AGRICULTURAL AND FORESTAL DISTRICT (AFD-1-93)

WHEREAS, the owner of the properties comprising the existing 301.5-acre Williamsburg Farms Agricultural and Forestal District has requested that the District be renewed for a period of four years; and

WHEREAS, the owner has filed a written notice in accordance with Section 15.2-4311 of the Code of Virginia requesting that approximately 7.2-acres be withdrawn from Parcel No. (1-10) on James City County Real Estate Tax Map No. (48-4) during the review of the Williamsburg Farms Agricultural and Forestal District; and

WHEREAS, James City County has completed a review of the Williamsburg Farms Agricultural and Forestal District; and

WHEREAS, in accordance with Section 15.2-4311 of the Code of Virginia, property owners have been notified, public meetings have been held, public hearings have been advertised, and public hearings have been held on the continuation of the Williamsburg Farms Agricultural and Forestal District; and

WHEREAS, the Agricultural and Forestal District Advisory Committee at its meeting on December 20, 2001, recommended approval of the application; and

WHEREAS, the Planning Commission, following its public hearing on January 14, 2002, recommended approval of the application.

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

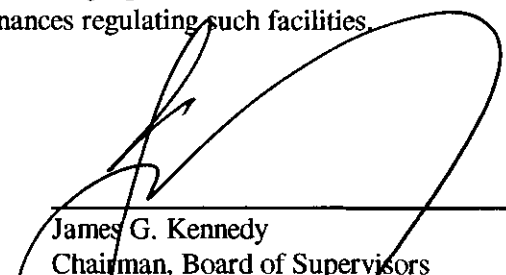
1. That the Williamsburg Farms Agricultural and Forestal District is hereby continued for a period of four years beginning the 27th day of January, 2002, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.2-4300 et. seq.

2. That the district shall include the following parcels:

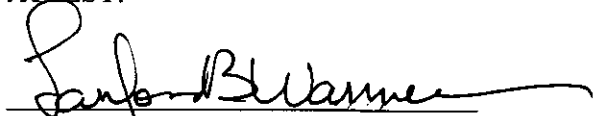
(48-4)(1-10)	Williamsburg Farms, Inc.	265.30 acres
(48-4)(1-12)	Williamsburg Farms, Inc.	<u>29.00</u> acres
	Total:	<u>294.30</u> acres

provided, however, that all land within 25 feet of the road right-of-way of Lake Powell Road (Route 618) shall be excluded from the District.

3. That pursuant to the Virginia Code, Section 15.2-4312, as amended, the Board of Supervisors requires that no parcel in the Williamsburg Farms Agricultural and Forestal District be developed to a more intensive use without prior approval of the Board of Supervisors. Specifically, the following restrictions shall apply:
- a. The subdivision of land is limited to 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. Parcels of up to 5 acres, including necessary access roads, may be subdivided for the siting of telecommunications towers and related equipment, provided, a) The subdivision does not cause the total acreage of the District to drop below 200 acres; and b) The subdivision does not result in a remnant parcel of less than 25 acres.
 - b. No land outside the Primary Service Area (PSA) and within the Agricultural and Forestal District may be rezoned and no application for such rezoning shall be filed earlier than six months prior to the expiration of the district. Land inside the Primary Service Area (PSA) and within the Agricultural and Forestal District may be withdrawn from the District in accordance with the Board of Supervisors policy pertaining to Withdrawal of Lands from Agricultural and Forestal Districts Within the Primary Service Area, adopted September 24, 1996.
 - c. No special use permit shall be issued except for agricultural, forestal or other activities and uses consistent with the State Code Section 15.2-4300 et. seq. which are not in conflict with the policies of this district. The Board of Supervisors, at its discretion, may issue special use permits for wireless communications facilities on AFD properties which are in accordance with the County's policies and ordinances regulating such facilities.


James G. Kennedy
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
MC GLENNON	AYE
BROWN	AYE
GOODSON	AYE
HARRISON	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 22nd day of January, 2002.