ADOPTED

OCT 28 2014

Board of Supervisors
James City County, VA

ORDINANCE NO. 173A-19

CASE NO. AFD 12-86-1-2014. GOSPEL SPREADING CHURCH FARM

AGRICULTURAL AND FORESTAL DISTRICT (AFD) RENEWAL

WHEREAS, James City County has completed a review of the Gospel Spreading Church Farm Agricultural and Forestal District (AFD); and

WHEREAS, in accordance with Section 15.2-4311 of the Code of Virginia, 1950, as amended (the "Virginia Code") property owners have been notified, public notices have been filed, public hearings have been advertised and public hearings have been held on the continuation of the Gospel Spreading Church Farm AFD; and

WHEREAS, the AFD Advisory Committee, at its meeting on July 7, 2014, voted 8-0 to recommend renewal of the District; and

WHEREAS, the Planning Commission, following its public hearing on August 6, 2014, concurred with the recommendation of staff and the AFD Advisory Committee and voted 6-0 to recommend renewal of the District with the conditions listed below.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that:

1. The Gospel Spreading Church Farm AFD is hereby continued to October 31, 2018, in accordance with the provisions of the Virginia AFD Act, Virginia Code Section 15.2-4300 et seq.

2. The District shall include the following parcels provided; however, that all land within 25 feet of road rights-of-way is excluded from the district:

Owner	Parcel No.	Acres
James City County Bible and Agricultural Training School	4830100035	403.55
James City County Bible and Agricultural Training School	5620100001	457.79
Roderick B. Perkinson	4740100037	27.92
Robert E. Gilley, II and Meredith H. Gilley	4740100042C	2.89
Regjag, LLC	4740100042D	2.81
Regjag, LLC	4740100042E	16.29
Regjag, LLC	4740100040	42.84
Regjag, LLC	4740100041	108.20
Regjag, LLC	4830100042	71.33
	Total:	1,133.62

3. Pursuant to Virginia Code Sections 15.2-4312 and 15.2-4313, the Board of Supervisors requires that no parcel in the Gospel Spreading Church Farm AFD 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, as defined in the James City County subdivision ordinance. Parcels of up to five acres, including necessary access roads, may be subdivided for the siting of Wireless Communications Facilities (WCF), provided: a) the subdivision does not result in 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 and within the AFD may be rezoned and no application for such rezoning shall be filed earlier than six months prior to the expiration of the District. Land within the AFD may be withdrawn from the District in accordance with the Board of Supervisors' Policy Governing the Withdrawals of Properties from AFDs, adopted September 28, 2010, as amended.

   c. No Special Use Permit (SUP) shall be issued except for agricultural, forestal, or other activities and uses consistent with Virginia Code, Section 15.2-4301 et. seq., which are not in conflict with the policies of this District. The Board of Supervisors, at its discretion, may issue SUPs for wireless communications facilities on AFD properties which are in accordance with the County's policies and ordinances regulating such facilities.

Mary K. Jones
Chairman, Board of Supervisors

ATTEST:

Bryan J. Hill
Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
KENNEDY				X
JONES	X			
MCGLENNON	X			
ONIZUK	X			
HIPPLE	X			

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of October, 2014.

AFD12-86-1-14GospelCF-res