

RESOLUTION

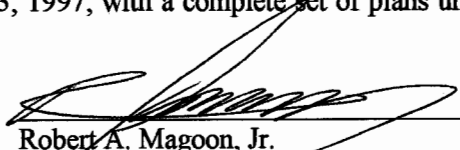
ZONING ORDINANCE TRANSITION

WHEREAS, the Board of Supervisors is considering comprehensive revisions and amendments to sections of Chapter 20, Zoning, of the Code of the County of James City, Virginia, as described in case No. ZO-1-97; and

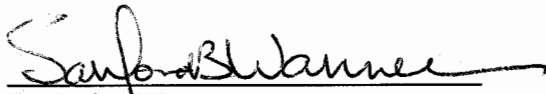
WHEREAS, the orderly transition from the existing zoning regulations to revised regulations requires a transition period to effect changes in law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that vested rights under the regulations in effect prior to the adoption of the comprehensive revisions referenced above shall only be granted under one or more of the following situations:

1. Having proffered conditions for a development that:
 - a. define the permitted densities or number of lots or dwelling units; or
 - b. have been accepted by the County after July 1, 1990, which include a requirement for the dedication of real property of substantial value, or substantial cash payments for or construction of substantial public improvements, the need for which is not generated solely by the rezoning itself; or
2. Having an approved cluster master plan for a development on or before the date of adoption; or
3. Having preliminary approval of a subdivision, or section thereof, on or before the date of adoption; or
4. Having been rezoned to R-1 or R-2 on or after July 1, 1990; or
5. Having a development in which at least one section has received preliminary approval of a subdivision, or section thereof, on or before the date of adoption; or
6. Having a development in which at least one section requesting preliminary approval has been submitted on or before March 3, 1997, with a complete set of plans under the Subdivision Ordinance.


Robert A. Magoon, Jr.
Chairman, Board of Supervisors

ATTEST:


Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
EDWARDS	NAY
TAYLOR	AYE
SISK	AYE
DEPUE	AYE
MAGOON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 25th day of March, 1997.

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