

RESOLUTION

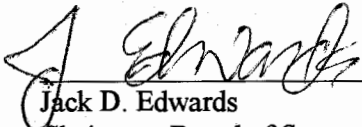
ZONING ORDINANCE TRANSITION

WHEREAS, the Board of Supervisors is considering comprehensive revisions and amendments to sections of Chapter 24, Zoning, of the Code of the County of James City, Virginia, as described in Case No. ZO-13-99; and


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

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, grandfathers proposed developments which meet the criteria identified below under the regulations in effect prior to the December 21, 1999, adoption of the comprehensive revisions to the James City County Zoning Ordinance as described in Case No. ZO-13-99, if one or more of the following are met:

1. A proposed development with proffered conditions that:
 - a. define the permitted densities or number of lots or dwelling units; or
 - b. were accepted by the County after July 1, 1990, which included 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 was not generated solely by the rezoning itself; or
2. A subdivision which has received preliminary subdivision approval on or before December 21, 1999; or
3. A site plan which has received preliminary site plan approval on or before December 21, 1999.
4. A proposed development with a valid special use permit issued on or before December 21, 1999.



Jack D. Edwards
Chairman, Board of Supervisors

ATTEST:


Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
NERVITT	AYE
SISK	AYE
MCLENNON	AYE
BRADSHAW	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 21st day of December, 1999.