

RESOLUTION

CASE NOS. Z-0004-2016/MP-0001-2016. NEW TOWN PROFFER AND

MASTER PLAN AMENDMENT

WHEREAS, New Town Associates, LLC applied to rezone and amend proffered conditions on its properties located at 4270 and 4400 Casey Boulevard; 5220 and 5401 Center Street; 5380, 5404, 5625 and 5725 Discovery Park Boulevard; 4201 Ironbound Road; 4127, 4362 and 4385 New Town Avenue, further identified as James City County Real Estate Tax Map Parcel Nos. 3822400001A, 3820100014, 3822400016, 3820100011, 3822400020, 3823900001A, 3824300021A, 3910100157A, 3910100157, 3842400001A, 3842400001B, 3911500003 and 3911500012, respectively (collectively referred to as, the "Property"), and to amend the existing master plans related to the Property; and

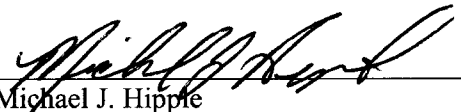
WHEREAS, in accordance with § 15.2-2204 of the Code of Virginia and Section 24-13 of the James City County Zoning Ordinance, a public hearing was advertised, adjacent property owners notified, and a hearing scheduled for Case No. Z-0004-2016/MP-0001-2016 for rezoning the Property from MU, Mixed Use with proffers to MU, Mixed Use with amended proffers and amending the existing master plans for New Town Sections 2&4, Sections 3&6 and Sections 7&8; and

WHEREAS, New Town Associates, LLC has constructed one playground in New Town, Section 7, that exceeds the basic design requirements found in the adopted Parks & Recreation Proffer Guidelines; and

WHEREAS, the Planning Commission of James City County, following its public hearing on April 6, 2016, recommended approval of the rezoning and master plan amendment, by a vote of 2 to 1; and

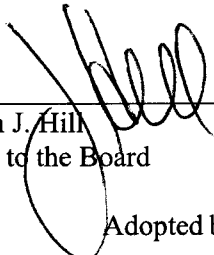
WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case Nos. Z-0004-2016/MP-0001-2016 to be required by public necessity, convenience, general welfare and good zoning practice.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve Case Nos. Z-0004-2016/MP-0001-2016 as described herein and accepts the voluntary proffers.


Michael J. Hipple

Chairman, Board of Supervisors

ATTEST:


Bryan J. Hill
Clerk to the Board

VOTES

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ONIZUK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 28th day of June,
2016.

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