

AGENDA
JAMES CITY COUNTY BOARD OF SUPERVISORS
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

March 11, 2025

5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

E. PUBLIC COMMENT

F. CONSENT CALENDAR

1. Initiation of Consideration of Amendments to the Zoning Ordinance to Consider Possible Amendments Addressing Data Processing Centers

G. PUBLIC HEARING(S)

1. An Ordinance to Amend and Reordain Chapter 4, Building Regulations, of the Code of the County of James City, Virginia, by Amending Article I, Virginia Uniform Statewide Building Code, Division 1, Generally, Section 4-3, Adoption; Amendments
2. An Ordinance to Amend and Reordain Chapter 15, Offenses - Miscellaneous of the Code of James City County, Virginia, by Amending Section 15-28, Swimming Pools in Areas Zoned for Residential Use
3. An Ordinance to vacate a portion of that certain subdivision plat entitled "KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA" prepared by R.M. Mackintosh, certified land surveyor, dated February 9, 1968 and recorded on February 7, 1969 in the Clerk's Office of the Circuit Court for the City of Williamsburg and the County of James City in Plat Book 26, Page 27.
4. A Resolution to grant an access easement along the area designated as "50' R/W" on that certain subdivision plat entitled "KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA" prepared by R.M. Mackintosh, certified land surveyor, dated February 9, 1968 and recorded on February 7, 1969 in the Clerk's Office of the Circuit Court for the City of Williamsburg and the County of James City in Plat Book 26, Page 27.
5. An Ordinance to vacate a 50' unimproved right of way between 134 and 132 Oslo Court, to vacate a 50' unimproved right of way between 140 and 142 Oslo Court, and to vacate a 40' unimproved right of way known as Laurel Lane.

6. A Resolution to grant an access easement to adjacent property owners along a 40' right of way known as Laurel Lane.

H. BOARD CONSIDERATION(S)

1. Board Guidance to the Planning Commission on CIP Review

I. BOARD REQUESTS AND DIRECTIVES

J. REPORTS OF THE COUNTY ADMINISTRATOR

K. CLOSED SESSION

L. ADJOURNMENT

1. Adjourn until 8:30 am on March 14, 2025 for the Joint Meeting at Legacy Hall

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Christy H. Parrish, Zoning Administrator

SUBJECT: Initiation of Consideration of Amendments to the Zoning Ordinance to Consider Possible Amendments Addressing Data Processing Centers

At the request of a supervisor, staff has prepared the attached Initiating Resolution to consider possible amendments to the James City County Zoning Ordinance that address data processing centers. Data processing centers are currently listed as a permitted use in the M-1, Limited Business/Industrial District; M-2, General Industrial District; MU, Mixed Use District; EO, Economic Opportunity District; and RT, Research and Technology District.

Staff estimates that the proposed amendments will be presented to the Board of Supervisors prior to September 2025.

Staff recommends the Board of Supervisors adopt the attached resolution to initiate consideration of such amendments to the Zoning Ordinance and to refer this matter to the Policy Committee.

CHP/md
IntConsZODataCtr-mem

Attachment

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE

TO ADDRESS DATA PROCESSING CENTERS

WHEREAS, the Code of Virginia § 15.2-2286 and County Code Section 24-13 permit the Board of Supervisors of James City County, Virginia (the “Board”), to, by resolution, initiate amendments to the regulations of the Zoning Ordinance that the Board finds to be prudent; and

WHEREAS, the Board is of the opinion that the public necessity, general welfare, and good zoning practice warrant the consideration of amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby initiate amendment of the James City County Code, Chapter 24, Zoning, to consider possible amendments to address data processing centers in certain districts. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Zoning Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law before September 2025.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
LARSON
MCGLENNON
ICENHOUR

VOTES

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March, 2025.

IntConsZOADDataCtr-res

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Tom Coghill, Director of Building Safety and Permits

SUBJECT: An Ordinance to Amend and Reordain Chapter 4, Building Regulations, of the Code of the County of James City, Virginia, by Amending Article I, Virginia Uniform Statewide Building Code, Division 1, Generally, Section 4-3, Adoption; Amendments

The Virginia Uniform Statewide Building Code (the “Building Code”) requires that buildings be constructed to meet certain climatic and geographic design criteria, to specifically include items such as snow loads, wind and seismic design, weathering, and other damaging factors such as ice, frost, termites, flood hazards, and freezing temperatures.

The Building Code presents this data in a blank table (Table R301.2) that each locality must fill out based on a set of pre-determined values which are selected based on a locality’s specific location and geography within the state.

TABLE R301.2CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^e				
—	—	—	—	—	—	—	—	—	—	—	—	—

These values must be adopted into the Code by the Board of Supervisors and cannot be changed or set administratively.

The attached Ordinance Amendment proposes to delete “Winter Design Temp.” from the table as this criterion has been deleted in the table in the 2021 Virginia Residential Code.

Recommendation

The existing values in the County Code are based on a previous version of the Building Code and are outdated. The proposed amendments reflect the currently adopted Building Code and staff does not expect the change will impact or affect any permit requests currently in for staff review. As such, staff considers the proposed amendment to be of a housekeeping nature only and recommends approval.

TC/md
AmdCCCh4ArtIVUSB-mem

Attachments:

1. Proposed Ordinance Amendments to Chapter 4, Strikethrough Version
2. Proposed Ordinance Amendments to Chapter 4, Clean Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 4, BUILDING REGULATIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I, VIRGINIA UNIFORM STATEWIDE BUILDING CODE, DIVISION 1, GENERALLY, SECTION 4-3, ADOPTION; AMENDMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 4, Building Regulations, is hereby amended and reordained by amending Article I, Virginia Uniform Statewide Building Code, Division 1, Generally, Section 4-3, Adoption; amendments.

Chapter 4. Building Regulations

Article I. Virginia Uniform Statewide Building Code

Division 1. Generally

Sec. 4-3. Adoption; amendments.

There is hereby adopted by reference in the county that certain code known as the Virginia Uniform Statewide Building Code, and all Virginia Administrative Amendments-Accumulative Supplements thereto in being as of the effective date set forth below or subsequently issued, and the whole thereof, and the same is hereby incorporated herein as fully as if set out in length. The effective date of the provisions of such code is September 9, 1974, and shall control all matters set forth in section 4-1 above, and all other functions which pertain to the installation of systems vital to all buildings and structures and their service equipment as defined by such code, and shall apply to all existing and proposed structures in the county; prior to the enactment of this Code, all matters set forth in section 4-1 above were governed by the provisions of the Southern Building Code and amendments thereto. Certain sections and subsections of the Uniform Statewide Building Code are amended as follows:

- (1) *Building Code (Current Model Code Referenced in the Virginia Uniform Statewide Building Code):*
 - a. Wherever the parenthetical phrases “name of municipality” or “name of jurisdiction” shall be found, the words “County of James City” shall be substituted therefor.
 - b. Wherever the parenthetical phrase “date of adoption of this code” shall be found, the word and numbers “September 1, 1974,” shall be substituted therefor.
- (2) *Plumbing Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
 - a. Wherever the parenthetical phrase “date of adoption of this code” appears, substitute the word and numbers “September 1, 1974.”
 - b. Wherever the parenthetical phrases “name of municipality” or “name of jurisdiction” shall appear, substitute the words “County of James City.”
 - c. The minimum depth for building sewers is 12 inches below grade.

- d. A public water main or public sewer system shall be considered available to a structure when a structure is within the distance to the public water main or sewer as required by the “James City Service Authority Regulations Governing Utility Service.”
- (3) *Mechanical Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
- a. The date of adoption of this code is September 1, 1974.
- b. Wherever the parenthetical phrases “name and municipality” or “name of jurisdiction” shall appear, substitute the words “County of James City.”
- (4) *Electrical Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
- a. Wherever reference is made to governmental bodies or area jurisdiction, the words “County of James City” shall be deemed to apply.
- b. Wherever the terms “authority having jurisdiction” or “competent authority” or terms similar in nature are used, it shall be deemed to mean the “building official or a representative he may designate.” Such representative shall normally be the electrical inspector, chief electrical inspector, or fire official.
- (5) *One- and Two-Family Dwelling Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
- a. Climatic and geographic design criteria pursuant to the Virginia Residential Code, Table R301.2(4) is amended by adding the following words and numbers:

Ground Snow Load:	20 pounds per square feet
Wind Design	
Speed:	115 miles per hour
Topographic effects:	No
Special Wind Region:	No
Wind-borne debris zone:	No
Seismic Design Category:	B
Subject to Damage from Weathering:	Moderate to Heavy
Front line depth:	12 inches
Termite:	Moderate to Heavy
Winter Design Temp.:	20 degrees
ICE Barrier Underlayment:	Yes, required
Flood Hazards:	FEMA Map dated December 16, 2015
Air Freezing Index:	168
Mean Annual Temp.:	58.4 degrees

- (6) *Requirement to use Virginia Administrative Amendments-Accumulative Supplements.* It is mandatory that the codes referenced in subsections (1) through (5) above be compared with and updated by the Virginia Administrative Amendments-Accumulative Supplements prior to final interpretation of any of the provisions of those codes.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
MCGLENNON
LARSON
ICENHOUR

VOTES

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Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March,
2025.

AmdCCCh4ArtIVUSB-ord

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 4, BUILDING REGULATIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I, VIRGINIA UNIFORM STATEWIDE BUILDING CODE, DIVISION 1, GENERALLY, SECTION 4-3, ADOPTION; AMENDMENTS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 4, Building Regulations, is hereby amended and reordained by amending Article I, Virginia Uniform Statewide Building Code, Division 1, Generally, Section 4-3, Adoption; amendments.

Chapter 4. Building Regulations

Article I. Virginia Uniform Statewide Building Code

Division 1. Generally

Sec. 4-3. Adoption; amendments.

There is hereby adopted by reference in the county that certain code known as the Virginia Uniform Statewide Building Code, and all Virginia Administrative Amendments-Accumulative Supplements thereto in being as of the effective date set forth below or subsequently issued, and the whole thereof, and the same is hereby incorporated herein as fully as if set out in length. The effective date of the provisions of such code is September 9, 1974, and shall control all matters set forth in section 4-1 above, and all other functions which pertain to the installation of systems vital to all buildings and structures and their service equipment as defined by such code, and shall apply to all existing and proposed structures in the county; prior to the enactment of this Code, all matters set forth in section 4-1 above were governed by the provisions of the Southern Building Code and amendments thereto. Certain sections and subsections of the Uniform Statewide Building Code are amended as follows:

- (1) *Building Code (Current Model Code Referenced in the Virginia Uniform Statewide Building Code):*
 - a. Wherever the parenthetical phrases “name of municipality” or “name of jurisdiction” shall be found, the words “County of James City” shall be substituted therefor.
 - b. Wherever the parenthetical phrase “date of adoption of this code” shall be found, the word and numbers “September 1, 1974,” shall be substituted therefor.
- (2) *Plumbing Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
 - a. Wherever the parenthetical phrase “date of adoption of this code” appears, substitute the word and numbers “September 1, 1974.”
 - b. Wherever the parenthetical phrases “name of municipality” or “name of jurisdiction” shall appear, substitute the words “County of James City.”
 - c. The minimum depth for building sewers is 12 inches below grade.

- d. A public water main or public sewer system shall be considered available to a structure when a structure is within the distance to the public water main or sewer as required by the “James City Service Authority Regulations Governing Utility Service.”
- (3) *Mechanical Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
- a. The date of adoption of this code is September 1, 1974.
 - b. Wherever the parenthetical phrases “name and municipality” or “name of jurisdiction” shall appear, substitute the words “County of James City.”
- (4) *Electrical Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
- a. Wherever reference is made to governmental bodies or area jurisdiction, the words “County of James City” shall be deemed to apply.
 - b. Wherever the terms “authority having jurisdiction” or “competent authority” or terms similar in nature are used, it shall be deemed to mean the “building official or a representative he may designate.” Such representative shall normally be the electrical inspector, chief electrical inspector, or fire official.
- (5) *One- and Two-Family Dwelling Code (Current Model Code edition referenced in the Virginia Uniform Statewide Building Code):*
- a. Climatic and geographic design criteria pursuant to the Virginia Residential Code, Table R301.2 is amended by adding the following words and numbers:

Ground Snow Load:	20 pounds per square feet
Wind Design	
Speed:	115 miles per hour
Topographic effects:	No
Special Wind Region:	No
Wind-borne debris zone:	No
Seismic Design Category:	B
Subject to Damage from Weathering:	Moderate to Heavy
Front line depth:	12 inches
Termite:	Moderate to Heavy
ICE Barrier Underlayment:	Yes, required
Flood Hazards:	FEMA Map dated December 16, 2015
Air Freezing Index:	168
Mean Annual Temp.:	58.4 degrees

- (6) *Requirement to use Virginia Administrative Amendments-Accumulative Supplements.* It is mandatory that the codes referenced in subsections (1) through (5) above be compared with and updated by the Virginia Administrative Amendments-Accumulative Supplements prior to final interpretation of any of the provisions of those codes.

AmdCCCh4ArtIVUSB-ord-final

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Tom Coghill, Director of Building Safety and Permits

SUBJECT: An Ordinance to Amend and Reordain Chapter 15, Offenses - Miscellaneous of the Code of James City County, Virginia, by Amending Section 15-28, Swimming Pools in Areas Zoned for Residential Use

Chapter 15 of the County Code, as it specifically addresses safety requirements for swimming pools in areas zoned for residential use, was established before the implementation of comprehensive building codes. The adopted building codes already contain requirements for safety around swimming pools. As a result, this section of the County Code is now redundant in certain areas. Aligning the County Code with modern building codes will streamline enforcement and reduce duplication of regulations.

Some of the fence types and materials specified in the currently adopted code have become outdated. By incorporating language that allows the County Code to automatically adjust to advancements in building materials and updates to the building code, the County Code will remain relevant and responsive to technological and industry developments. This ensures that the County Code supports innovation and reflects current best practices in construction and safety.

Additionally, the existing County Code contains ambiguous or conflicting provisions that have created challenges in enforcement. These inconsistencies have led to confusion among enforcement officials, citizens, and contractors, resulting in uneven application of the rules. Revising the language will eliminate these conflicts and promote a consistent and fair approach to compliance.

Recommendation

By adopting the proposed amendment, the County will enhance the enforceability and effectiveness of the code, reduce ambiguity for contractors and residents, and ensure regulatory clarity. Additionally, it will align the code with the latest safety standards, technological advancements, and modern community needs, providing a framework that supports both current and future developments. Staff does not expect the change will impact or affect any permit requests currently in for staff review. As such, staff considers the proposed amendment to be of a housekeeping nature only and recommends approval.

TC/md
AmdCCCh15SwimPls-mem

Attachments:

1. Proposed Ordinance Amendments to Chapter 15, Strikethrough Version
2. Proposed Ordinance Amendments to Chapter 15, Clean Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 15, OFFENSES - MISCELLANEOUS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING SECTION 15-28, SWIMMING POOLS IN AREAS ZONED FOR RESIDENTIAL USE.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 15, Offenses - Miscellaneous, is hereby amended and reordained by amending Section 15-28, Swimming pools in areas zoned for residential use.

Chapter 15. Offences - Miscellaneous

Sec. 15-28. Swimming pools in areas zoned for residential use.

It shall be unlawful for any person in any area zoned for residential use to:

- (a) Construct, maintain, use, possess or control any swimming pool without having ~~completely around such swimming pool in place a fence~~ proper barrier, not to include automatic covers, as hereinafter defined by the currently applicable Building Code; or
- (b) ~~Construct, maintain, use, possess or control any gate in such fence which is not capable of being securely fastened at a height of not less than four feet above ground level;~~ Modify, alter or demolish in any way such swimming pool barrier, and it shall be unlawful for any person using, possessing or controlling any such gate barrier to allow it to remain unfastened unsecured while the pool is not in use.

Swimming pool shall include any outdoor man-made structure constructed from material other than natural earth or soil designed or used to hold water for the purposes of providing a swimming or bathing place for any person, or any such structure for the purpose of impounding water therein to a depth of more than two feet.

This definition is intended to encompass in-ground Swimming Pools, not to include the following spa and pool structures: above ground pools, hot tubs and swim spas. Such structures will be held to the applicable barrier requirements of the currently applicable Building Code.

~~*Fence* shall mean a close-type vertical barrier not less than four feet in height above ground surface. A woven steel wire, chain link, picket or solid board type fence or a fence of similar construction which will prevent the smallest of children from getting through shall be construed as within this definition. The fence shall be constructed so as to come within two inches of the ground at the bottom and shall be at least five feet from the edge of the pool at any point. Barrier shall be defined as stated in the currently applicable Building Code and be inspected to fit all required safety measures.~~

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
MCGLENNON
LARSON
ICENHOUR

VOTES

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Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March,
2025.

AmdCCCh15SwimPls-ord

ORDINANCE NO. _____

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 15, OFFENSES - MISCELLANEOUS, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING SECTION 15-28, SWIMMING POOLS IN AREAS ZONED FOR RESIDENTIAL USE.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 15, Offenses - Miscellaneous, is hereby amended and reordained by amending Section 15-28, Swimming pools in areas zoned for residential use.

Chapter 15. Offences - Miscellaneous

Sec. 15-28. Swimming pools in areas zoned for residential use.

It shall be unlawful for any person in any area zoned for residential use to:

- (a) Construct, maintain, use, possess or control any swimming pool without having in place a proper barrier, not to include automatic covers, as defined by the currently applicable Building Code; or
- (b) Modify, alter or demolish in any way such swimming pool barrier, and it shall be unlawful for any person using, possessing or controlling any such barrier to allow it to remain unsecured while the pool is not in use.

Swimming pool shall include any outdoor man-made structure constructed from material other than natural earth or soil designed or used to hold water for the purposes of providing a swimming or bathing place for any person, or any such structure for the purpose of impounding water therein to a depth of more than two feet.

This definition is intended to encompass in-ground Swimming Pools, not to include the following spa and pool structures: above ground pools, hot tubs and swim spas. Such structures will be held to the applicable barrier requirements of the currently applicable Building Code.

Barrier shall be defined as stated in the currently applicable Building Code and be inspected to fit all required safety measures.

AmdCCCh15SwimPls-ord-final

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney

SUBJECT: Granting an Easement and Ordinance of Vacation Regarding a 50-foot Right-of-Way Adjacent to State Route No. 1213, Also Known as Overlook Drive

A 50-foot right-of-way adjacent to State Route No. 1213, also known as Overlook Drive, was dedicated by a plat entitled “Kingspoint Section 5, Kingspoint Corporation, Owner and Subdivider location in Jamestown Magisterial District, James City County, Virginia” recorded in the Clerk’s Office for the Circuit Court of the County of James City on February 7, 1969, in Plat Book 26, Page 27 (the “Plat”). Though this unnamed right-of-way was dedicated to the County in 1969, it was never improved and has not been brought into the Virginia Department of Transportation’s (“VDOT”) System of Secondary Roads. There are two improved lots adjacent to the unnamed right-of-way and one unimproved lot at the end of the unnamed right-of-way.

Because it is unlikely that the County will ever seek to improve this unnamed right-of-way, staff is of the opinion that vacating it will eliminate any current or future expectation that the County will improve the road and bring it into the VDOT System of Secondary Roads.

When the Board adopts an Ordinance to vacate right-of-way, the County’s interest in the road is not immediately extinguished. Extinguishment of the County’s interest occurs only when the Ordinance is recorded among the land records of the Clerk’s Office for the County of James City and the City of Williamsburg (the “Clerk’s Office”). Prior to recording the Ordinance, the County should record an access easement along this unnamed right-of-way to ensure that there is no question that the adjacent lots and the unimproved lot at the end of the unnamed right-of-way may continue to use it as a private access drive. The access easement will grant perpetual and complete right-of-passage along its length to all property owners, their heirs, successors, assigns, and invitees.

I recommend adopting the attached Ordinance to vacate the County’s right-of-way and the attached resolution authorizing the County Administrator to execute those documents necessary to grant a perpetual easement to all property owners, their heirs, successors, assigns, and invitees along the unnamed right-of-way.

ARK/md
OvrIkDrEsmtOrdVac-mem

Attachments

ORDINANCE NO. _____

AN ORDINANCE TO VACATE A PORTION OF THAT CERTAIN SUBDIVISION PLAT ENTITLED "KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA" PREPARED BY R.M. MACKINTOSH, CERTIFIED LAND SURVEYOR, DATED FEBRUARY 9, 1968, AND RECORDED ON FEBRUARY 7, 1969, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY IN PLAT BOOK 26, PAGE 27

WHEREAS, a 50-foot right-of-way adjacent to State Route No. 1213, also known as Overlook Drive, (the "ROW") was dedicated by a plat entitled "KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA" recorded in the Clerk's Office for the Circuit Court of the County of James City on February 7, 1969, in Plat Book 26, Page 27 (the "Plat"), with said ROW more particularly depicted as "UNNAMED (50' R/W) 13,519 S.F. 0.310 AC." on the attached Exhibit A titled "RIGHT OF WAY EXHIBIT BETWEEN LOT 27 AND LOT 26 SECTION 5 KINGSPPOINT" prepared by Landtech Resources, Inc. and dated 11/20/24 (the "Exhibit"); and

WHEREAS, the ROW was never brought into the Virginia Department of Transportation's system of maintenance and was never improved; and

WHEREAS, the ROW depicted on the Plat is incomplete because it has no terminus and is incorrect because it is not 50 feet wide as shown on the Plat; and

WHEREAS, the County of James City (the "County") has no surety to improve the ROW, has no intention of improving the ROW, and the ROW is unlikely to ever be accepted for maintenance by the Virginia Department of Transportation because it is not 50 feet wide; and

WHEREAS, notice that the Board of Supervisors of the County of James City, Virginia, would consider this vacation has been given pursuant to Section 15.2-2272 of the *Code of Virginia*, 1950, as amended (the "Virginia Code"); and

WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the County's interest in the right-of-way is not extinguished unless and until an Ordinance of Vacation is recorded in the Clerk's Office for the Circuit Court of the County of James City (the "Clerk's Office"); and

WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, upon recordation of the Ordinance of Vacation fee simple title of the ROW is vested in the owners of abutting lots; and

WHEREAS, notwithstanding the operation of Section 15.2-2274, the Board of Supervisors of James City County, Virginia (the "Board") desired to ensure perpetual access over and across the ROW by granting the adjacent property owners a perpetual easement across the to-be-vacated ROW; and

WHEREAS, at its meeting on March 11, 2025, pursuant to Section 15.2-1800 and following a duly-advertised public hearing, the Board approved granting a perpetual ingress/egress easement for all adjacent property owners and their heirs, successors, assigns, and invitees to use the entirety of the ROW, which easement shall be recorded in the Clerk's Office prior to recordation of the Ordinance of Vacation; and

WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the Board of Supervisors held a public hearing and considered the vacation of the ROW and the Board of Supervisors was of the opinion that the vacation would not result in any inconvenience, would not cause any irreparable damage to any owner of a lot shown on the Plat, and is in the interest of public health, safety, and welfare.

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

1. The Board of Supervisors has considered the statements contained in the preceding "WHEREAS" clauses and hereby finds and adopts each as a part of its determination to vacate the right-of-way.
2. The right-of-way depicted as 50-feet-wide and adjacent to State Route No. 1213 shown on the plat entitled "KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA" recorded in the Clerk's Office for the Circuit Court of the County of James City on February 7, 1969, in Plat Book 26, Page 27 (the "Plat") and specifically shown as the "UNNAMED (50' R/W) 13,519 S.F. 0.310 AC." on the attached Exhibit A titled "RIGHT OF WAY EXHIBIT BETWEEN LOT 27 AND LOT 26 SECTION 5 KINGSPPOINT" prepared by Landtech Resources, Inc. and dated 11/20/24 (the "Exhibit") is hereby VACATED.
3. That the County Attorney is directed to record this Ordinance among the records in the Clerk's Office for the Circuit Court of the County of James City pursuant to the direction given in Virginia Code Section 15.2-2272, with the following individuals and entities or their successors in interest to be listed as Grantees in the real estate records of the Clerk of the Circuit Court for the County of James City, Virginia:
 - a. FREEMAN KINGSPPOINT, L.L.C., James City County Real Estate Tax Map Parcel No. 4910100006
 - b. Jim GRAVAARD and Kimberly LAVACH, James City County Real Estate Tax Map Parcel No. 4910250026
 - c. Adam C. LEGG and Kirsten M. HUNEYCUTT, James City County Real Estate Tax Map Parcel No. 4910250027

This Ordinance shall be in full force and effect from the date of its adoption.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

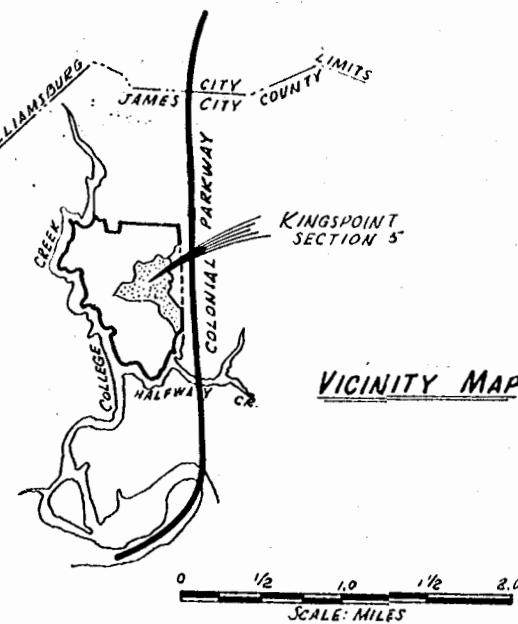
	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
HIPPLE	_____	_____	_____	_____
NULL	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____
ICENHOUR	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March, 2025.

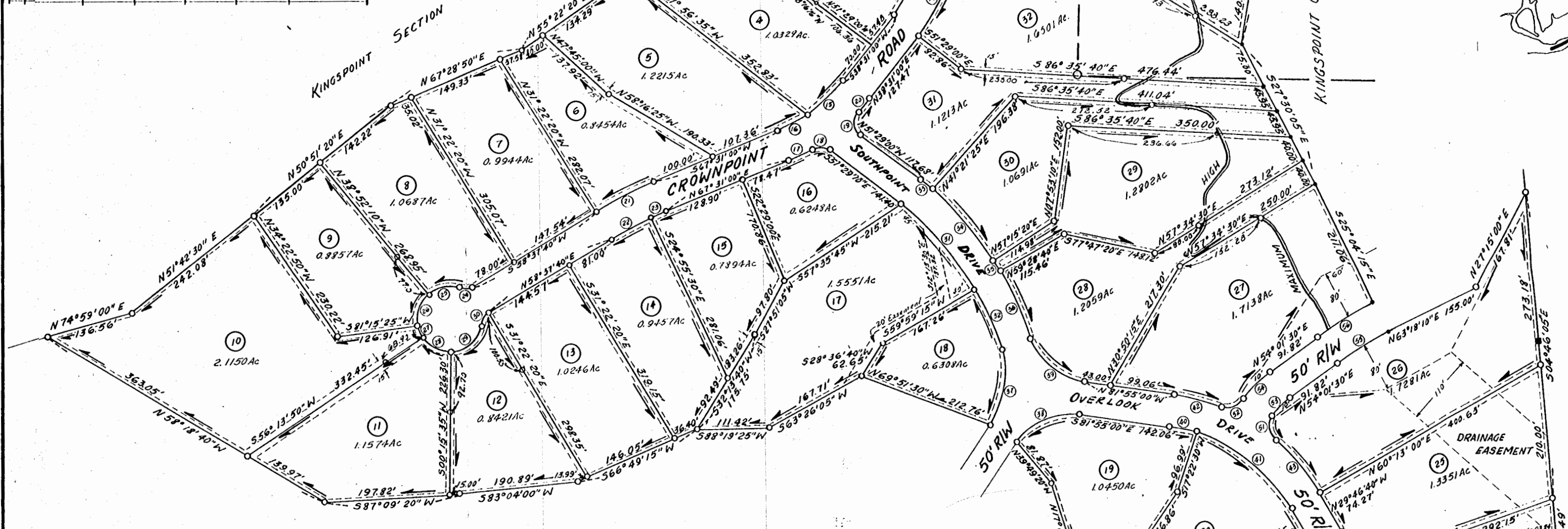
OvrlkDrEsmtOrdVac-ord

KINGSPPOINT SECTION 5

KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER
LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT,
JAMES CITY COUNTY, VIRGINIA
R.M. MACKINTOSH, CERTIFIED LAND SURVEYOR
SCALE: 1" = 100' DATE: FEBRUARY 9, 1968
TOTAL AREA OF LOTS = 44.9318 ACRES
TOTAL AREA OF STREETS = 4.1172 ACRES
TOTAL = 49.0490 ACRES



CURVE DATA					
NO.	DELTA	RADIUS	ARC	TANGENT	CHORD
1	95°01'00"	296.68'	25.98'	13.00'	25.97'
2	05°01'04"	346.68'	30.36'	15.19'	30.35'
3	90°00'00"	25.00'	39.27'	25.00'	35.36'
4	10°31'44"	25.00'	30.77'	17.68'	28.86'
5	40°10'12"	50.00'	52.80'	29.16'	50.38'
6	42°02'26"	50.00'	36.69'	19.21'	35.87'
7	71°22'52"	50.00'	68.40'	40.76'	63.19'
8	53°31'40"	50.00'	48.54'	26.38'	46.66'
9	13°55'50"	50.00'	12.20'	6.13'	12.17'
10	91°00'00"	25.00'	39.27'	25.00'	35.36'
11	51°00'00"	293.32'	253.97'	122.11'	247.64'
12	51°58'31"	311.48'	43.37'	21.72'	43.33'
13	52°42'27"	311.48'	123.45'	62.54'	122.64'
14	52°26'24"	311.48'	132.86'	67.46'	131.86'
15	13°55'30"	261.48'	77.24'	38.90'	76.96'
16	14°04'26"	261.48'	55.10'	27.65'	55.00'
17	61°21'34"	311.48'	40.01'	20.03'	39.98'
18	69°21'40"	250.00'	29.33'	16.98'	28.09'
19	87°54'40"	25.95'	39.32'	25.02'	36.03'
20	04°26'03"	311.48'	24.11'	12.06'	24.10'
21	04°53'20"	668.28'	103.68'	51.94'	103.58'
22	06°26'52"	618.28'	62.53'	34.83'	69.54'
23	07°26'08"	618.28'	26.34'	13.17'	26.34'
24	48°11'20"	250.00'	21.03'	11.18'	20.41'
25	55°40'46"	50.00'	48.59'	26.41'	46.70'
26	59°52'04"	50.00'	52.24'	28.79'	49.90'
27	26°01'50"	50.00'	21.84'	11.10'	21.67'
28	55°58'40"	50.00'	48.85'	26.57'	46.93'
29	79°38'28"	50.00'	69.65'	41.81'	64.15'
30	48°11'20"	250.00'	21.03'	11.18'	20.41'
31	21°30'30"	473.22'	177.37'	89.74'	176.33'
32	12°30'02"	473.22'	103.25'	51.96'	103.21'
33	04°50'24"	523.22'	25.93'	12.97'	25.93'
34	13°54'00"	523.22'	145.20'	73.07'	144.13'
35	02°13'16"	523.22'	20.23'	10.14'	20.28'
36	13°53'08"	523.22'	119.19'	59.85'	118.82'



31	51°08'00"	137.37'	122.60'	65.72'	118.57'	508°04'40"W
32	64°26'00"	98.25'	110.49'	61.91'	104.16'	116°51'40"E
33	64°26'25"	98.27'	110.52'	61.93'	104.79'	114°42'10"W
34	09°17'30"	261.48'	42.40'	21.25'	42.36'	57°15'45"E
35	42°50'36"	261.48'	195.52'	102.59'	191.00'	551°12'15"E
36	14°38'10"	311.48'	79.57'	40.03'	77.41'	117°41'50"W
37	19°36'05"	311.48'	106.56'	53.88'	106.19'	113°43'40"W
38	48°11'20"	250.00'	21.03'	11.18'	20.41'	505°40'45"E
39	88°17'38"	50.00'	77.05'	48.53'	69.65'	525°14'00"E
40	37°59'03"	50.00'	33.13'	17.20'	32.53'	588°52'25"E
41	30°24'04"	50.00'	26.53'	13.59'	26.22'	115°58'15"E
42	61°25'16"	50.00'	53.60'	29.70'	51.07'	111°03'10"E
43	58°18'43"	50.00'	50.89'	27.89'	48.72'	114°49'10"W
44	48°11'20"	250.00'	21.03'	11.18'	20.41'	553°53'20"W
45	100°27'24"	250.00'	43.83'	30.04'	38.43'	107°52'50"W
46	100°11'16"	250.00'	43.72'	29.96'	38.39'	570°47'30"W
47	22°35'00"	100.25'	39.51'	20.02'	39.26'	114°45'00"E
48	22°34'20"	150.25'	59.19'	29.99'	58.81'	542°44'20"W
49	09°17'00"	590.79'	95.72'	47.97'	95.62'	158°40'00"E
50	09°17'00"	640.79'	103.82'	52.03'	103.71'	553°40'00"W

LEGEND:
 PARKWAY MONUMENTS
 IRON PIPE
 CURVE NUMBER
 LOT NUMBER
 EASEMENTS FOR DRAINAGE AND/OR UTILITIES UNLESS OTHERWISE INDICATED

GREATNECK CORPORATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES FOR THE COUNTY OF JAMES CITY VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
 GIVEN UNDER MY HAND THIS 15th DAY OF FEBRUARY, 1968
 R.M. MACKINTOSH
 R.M. MACKINTOSH, CERT. LAND SURVEYOR

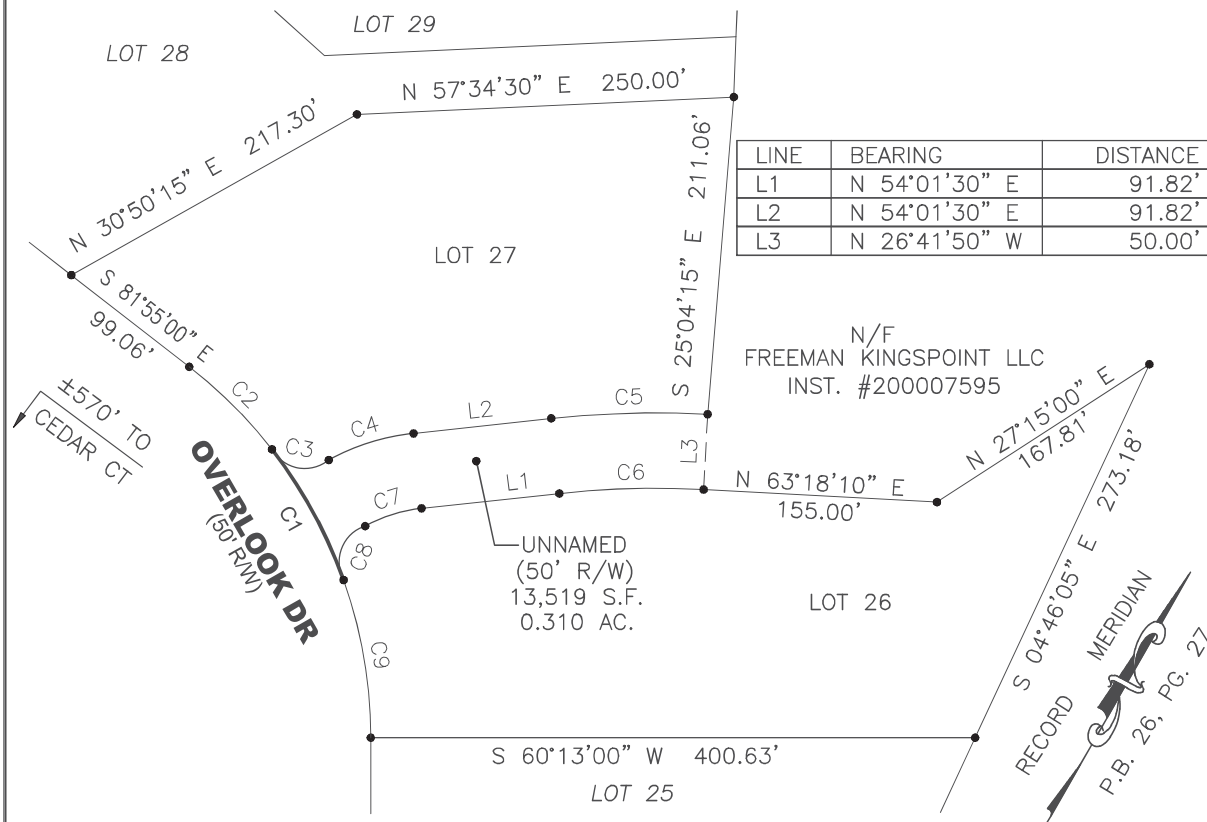
THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS & PROPRIETORS:
 KINGSPPOINT CORPORATION
 PRESIDENT: R.M. MACKINTOSH
 SECRETARY: D. Baker
 SOURCES OF TITLE
 DEED BOOK 118 PAGE 105
 DEED BOOK 96 PAGE 198

STATE OF VIRGINIA, CITY OF WILLIAMSBURG
 I, MARY INMAN, A NOTARY PUBLIC, DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
 GIVEN UNDER MY HAND THIS 7th DAY OF FEBRUARY, 1969.
 MY COMMISSION EXPIRES: AUG. 29, 1971.
 Mary Inman

STATE OF VIRGINIA, COUNTY OF JAMES CITY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 11th DAY OF FEBRUARY, 1968, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTED.
 TESTE: J. C. CLARK, CLERK
 PLAT BOOK 26 PAGE 27

E.E. PAINE
 Consulting Engineer
 Newport News, Virginia

CERTIFICATE OF APPROVAL
 This Subdivision, known as KINGSPPOINT SUBDIVISION, is Approved by the Undersigned in Accordance with Existing Subdivision Regulations and May Be Committed to Record.
 1-21-69 DATE
 1-27-69 DATE
 1-28-69 DATE
 W. C. Paine, Highway Engineer
 J. C. Clark, Clerk
 G. W. Paine, Agent or Representative of Gov. Paine



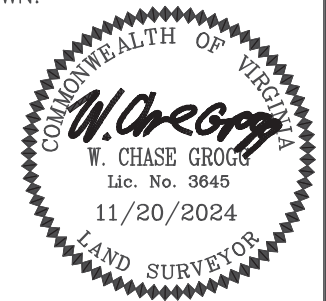
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	311.48'	99.10'	98.68'	N 58°31'01" W	18°13'44.69"
C2	311.48'	77.63'	77.43'	S 74°47'32" E	14°16'44.90"
C3	25.00'	43.77'	38.39'	S 70°47'30" W	100°18'48.53"
C4	150.25'	59.19'	58.81'	N 42°44'20" E	22°34'20.00"
C5	640.79'	103.82'	103.71'	N 58°40'00" E	9°16'59.90"
C6	590.79'	95.72'	95.62'	S 58°40'00" W	9°17'00.73"
C7	100.25'	39.52'	39.26'	S 42°45'00" W	22°35'02.93"
C8	25.00'	43.83'	38.43'	N 07°52'50" W	100°27'24.02"
C9	311.48'	106.73'	106.21'	S 39°35'33" E	19°38'00.00"

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 26, PG. 27.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" AND ZONE "AE" (ELEV 7) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0202D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. DRAINAGE EASEMENTS NOT SHOWN.

NOTE

THIS EXHIBIT WAS PREPARED TO SHOW THE ARC LENGTH ALONG OVERLOOK DRIVE IN FRONT OF THE UNNAMED 50' RIGHT OF WAY SHOWN ON P.B. 26 PG. 27



RIGHT OF WAY EXHIBIT BETWEEN LOT 27 AND LOT 26 SECTION 5 KINGSPPOINT

JAMES CITY COUNTY

VIRGINIA

ADDRESS:

108 & 110 OVERLOOK DR
JAMES CITY COUNTY, VA

DATE: 11/20/24
SCALE: 1"=100'
JOB# 24-466
CAD File
24-466.dwg

REFERENCES:

P.B. 26
PG. 27

LandTech Resources, Inc.

Engineering and Surveying Consultants
205 E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Adam R. Kinsman, County Attorney

SUBJECT: Granting an Easement and Ordinance of Vacation Regarding a 50-foot Right-of-Way Adjacent to State Route No. 1213, Also Known as Overlook Drive

A 50-foot right-of-way adjacent to State Route No. 1213, also known as Overlook Drive, was dedicated by a plat entitled “Kingspoint Section 5, Kingspoint Corporation, Owner and Subdivider location in Jamestown Magisterial District, James City County, Virginia” recorded in the Clerk’s Office for the Circuit Court of the County of James City on February 7, 1969, in Plat Book 26, Page 27 (the “Plat”). Though this unnamed right-of-way was dedicated to the County in 1969, it was never improved and has not been brought into the Virginia Department of Transportation’s (“VDOT”) System of Secondary Roads. There are two improved lots adjacent to the unnamed right-of-way and one unimproved lot at the end of the unnamed right-of-way.

Because it is unlikely that the County will ever seek to improve this unnamed right-of-way, staff is of the opinion that vacating it will eliminate any current or future expectation that the County will improve the road and bring it into the VDOT System of Secondary Roads.

When the Board adopts an Ordinance to vacate right-of-way, the County’s interest in the road is not immediately extinguished. Extinguishment of the County’s interest occurs only when the Ordinance is recorded among the land records of the Clerk’s Office for the County of James City and the City of Williamsburg (the “Clerk’s Office”). Prior to recording the Ordinance, the County should record an access easement along this unnamed right-of-way to ensure that there is no question that the adjacent lots and the unimproved lot at the end of the unnamed right-of-way may continue to use it as a private access drive. The access easement will grant perpetual and complete right-of-passage along its length to all property owners, their heirs, successors, assigns, and invitees.

I recommend adopting the attached Ordinance to vacate the County’s right-of-way and the attached resolution authorizing the County Administrator to execute those documents necessary to grant a perpetual easement to all property owners, their heirs, successors, assigns, and invitees along the unnamed right-of-way.

ARK/md
OvrIkDrEsmtOrdVac-mem

Attachments

RESOLUTION

TO GRANT AN ACCESS EASEMENT OVER A 50-FOOT RIGHT-OF-WAY ADJACENT TO
STATE ROUTE NO. 1213, ALSO KNOWN AS OVERLOOK DRIVE, DEDICATED BY A PLAT
ENTITLED “KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND
SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY
COUNTY, VIRGINIA” RECORDED IN THE CLERK’S OFFICE FOR THE CIRCUIT COURT OF
THE COUNTY OF JAMES CITY ON FEBRUARY 7, 1969, IN PLAT BOOK 26, PAGE 27, WITH
SAID RIGHT-OF-WAY MORE PARTICULARLY DEPICTED AS “UNNAMED (50’ R/W) 13,519
S.F. 0.310 AC.” ON THE ATTACHED EXHIBIT A TITLED “RIGHT OF WAY EXHIBIT
BETWEEN LOT 27 AND LOT 26 SECTION 5 KINGSPPOINT” PREPARED BY LANDTECH
RESOURCES, INC. AND DATED 11/20/24

- WHEREAS, a 50-foot-wide, unnamed right-of-way was dedicated by a plat entitled “KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA” recorded in the Clerk’s Office for the Circuit Court for the City of Williamsburg and the County of James City on February 7, 1969, in Plat Book 26, Page 27 (the “Plat”); and
- WHEREAS, the 50-foot-wide, unnamed right-of-way was never brought into the Virginia Department of Transportation’s system of maintenance and was never improved; and
- WHEREAS, the County of James City (the “County”) has no surety to improve the 50-foot-wide, unnamed right-of-way and has no intention of improving the 50-foot-wide, unnamed right-of-way; and
- WHEREAS, there are two existing houses adjacent to the 50-foot-wide, unnamed right-of-way and one unimproved lot at the end of the 50-foot-wide, unnamed right-of-way; and
- WHEREAS, notice that the Board of Supervisors of the County of James City, Virginia, would consider this vacation has been given pursuant to Section 15.2-2272 of the Code of Virginia, 1950, as amended (the “Virginia Code”); and
- WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the County’s interest in the right-of-way is not extinguished unless and until an Ordinance of Vacation is recorded in the Clerk’s Office for the Circuit Court of the County of James City (the “Clerk’s Office”); and
- WHEREAS, at its meeting on March 11, 2025, pursuant to Section 15.2-1800 and following a duly-advertised public hearing, the Board of Supervisors approved granting a perpetual ingress/egress easement for all adjacent property owners and their heirs, successors, assigns, and invitees to use the entirety of the 50-foot-wide, unnamed right-of-way, which easement shall be recorded in the Clerk’s Office prior to recordation of the Ordinance of Vacation; and

WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the Board of Supervisors held a public hearing and considered the vacation of the 50-foot-wide, unnamed right-of-way and the Board of Supervisors was of the opinion that the vacation would not result in any inconvenience, would not cause any irreparable damage to any owner of a lot shown on the Plat, and is in the interest of public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby grant an access easement along the area shown as a 50-foot-wide right-of-way shown on the plat entitled "KINGSPPOINT SECTION 5, KINGSPPOINT CORPORATION, OWNER AND SUBDIVIDER LOCATED IN JAMESTOWN MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA" recorded in the Clerk's Office for the Circuit Court for the City of Williamsburg and the County of James City on February 7, 1969, in Plat Book 26, Page 27 (the "Plat") and as more particularly depicted as "UNNAMED (50' R/W) 13,519 S.F. 0.310 AC." on the attached Exhibit A titled "RIGHT OF WAY EXHIBIT BETWEEN LOT 27 AND LOT 26 SECTION 5 KINGSPPOINT" prepared by Landtech Resources, Inc. and dated 11/20/24 and directs the County Administrator to execute those documents necessary to grant such easement to the following entities or their successors in interest, who shall be listed as Grantees in the real estate records of the Clerk of the Circuit Court for the County of James City, Virginia:

1. Adam C. Legg and Kirsten M. Huneycutt, James City County Real Estate Tax Map Parcel No. 4910250027
2. Jim Gravaard and Kimberly Lavach, James City County Real Estate Tax Map Parcel No. 4910250026
3. Freeman Kingspoint, LLC, a Virginia limited liability company, James City County Real Estate Tax Map Parcel No. 4910100006

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

		VOTES			
		<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
	HIPPLE	_____	_____	_____	_____
	NULL	_____	_____	_____	_____
	LARSON	_____	_____	_____	_____
	MCGLENNON	_____	_____	_____	_____
	ICENHOUR	_____	_____	_____	_____

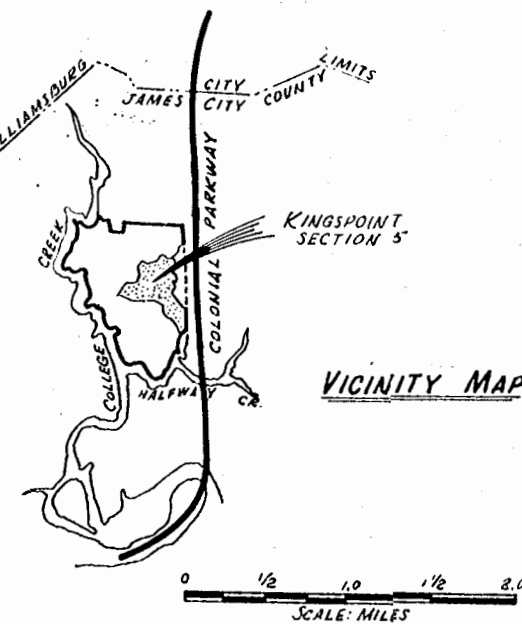
Teresa J. Saeed
Deputy Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March, 2025.

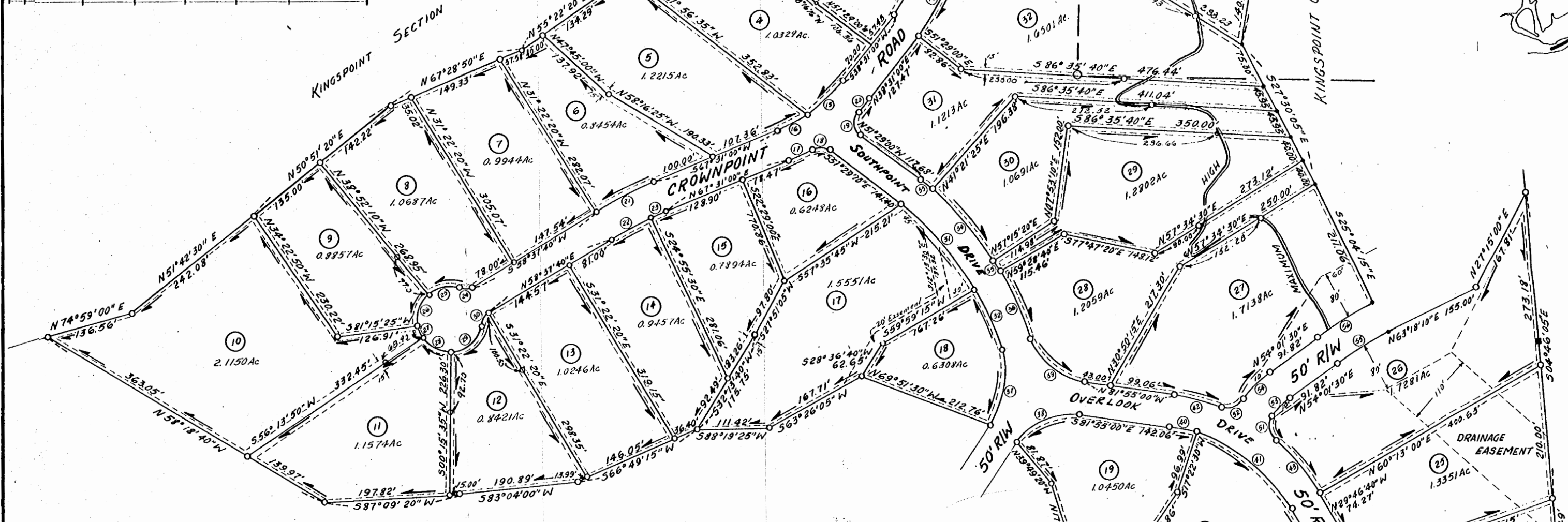
OvrIkDrEsmtOrdVac-res

KINGSPPOINT SECTION 5

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3	90°00'00"	25.00'	39.27'	25.00'	35.36' N 56°30'00"W
4	10°31'44"	25.00'	30.77'	17.68'	28.86' S 43°15'30"W
5	40°10'12"	50.00'	52.80'	29.16'	50.38' S 38°14'15"W
6	42°02'26"	50.00'	36.69'	19.21'	35.87' S 89°31'15"W
7	71°22'52"	50.00'	68.40'	40.76'	63.19' N 30°16'00"W
8	53°31'40"	50.00'	48.54'	26.38'	46.66' N 36°43'20"E
9	13°55'50"	50.00'	12.20'	6.13'	12.17' N 71°36'35"E
10	91°00'00"	25.00'	39.27'	25.00'	35.36' N 33°31'00"E
11	51°00'00"	293.32'	253.97'	122.11'	247.64' S 13°32'00"W
12	31°58'31"	311.48'	43.37'	21.72'	43.33' N 07°52'00"W
13	23°42'27"	311.48'	123.45'	62.54'	122.64' N 06°02'15"E
14	24°26'24"	311.48'	132.86'	67.46'	131.86' N 27°29'10"E
15	13°55'30"	261.48'	77.24'	38.90'	76.96' S 46°57'50"W
16	14°04'26"	261.48'	55.10'	27.65'	55.00' S 61°28'50"W
17	07°21'34"	311.48'	40.01'	20.03'	39.98' N 63°49'55"E
18	68°21'40"	25.00'	29.33'	16.98'	28.09' S 85°39'05"E
19	87°54'40"	25.95'	39.32'	25.02'	36.03' N 07°31'40"W
20	04°26'03"	311.48'	24.11'	12.06'	24.10' N 40°44'00"E
21	04°53'20"	668.28'	103.68'	51.94'	103.58' S 63°04'30"W
22	06°26'52"	618.28'	62.53'	34.83'	62.54' N 61°50'50"E
23	07°26'08"	618.28'	26.34'	13.17'	26.34' N 66°17'45"E
24	48°11'20"	25.00'	21.03'	11.18'	20.41' S 82°43'20"W
25	55°40'46"	50.00'	48.59'	26.41'	46.70' S 74°53'35"W
26	59°52'04"	50.00'	52.24'	28.79'	49.90' S 52°11'30"W
27	26°01'50"	50.00'	21.84'	11.10'	21.67' S 52°12'40"E
28	55°58'40"	50.00'	48.85'	26.57'	46.93' S 61°46'10"E
29	79°38'28"	50.00'	69.65'	41.81'	64.15' N 50°20'40"E
30	48°11'20"	25.00'	21.03'	11.18'	20.41' N 34°31'20"E
31	21°30'30"	473.22'	177.37'	89.74'	176.33' S 40°45'40"E
32	12°30'02"	473.22'	103.25'	51.96'	103.21' S 52°44'35"E
33	04°50'24"	523.22'	25.93'	12.97'	25.93' N 50°05'05"W
34	13°54'00"	523.22'	145.20'	73.07'	144.13' N 40°41'20"W
35	02°13'16"	523.22'	20.23'	10.14'	20.28' N 31°38'10"W
36	13°33'08"	523.22'	119.19'	59.85'	118.82' N 24°00'25"W



37	51°08'00"	137.37'	122.60'	65.72'	118.57'	508°04'40"W
38	64°26'00"	98.25'	110.49'	61.91'	104.16'	N 65°51'40"E
39	64°26'25"	98.27'	110.52'	61.93'	104.79'	N 49°42'10"W
40	09°17'30"	261.48'	42.40'	21.25'	42.36'	S 77°15'45"E
41	42°50'36"	261.48'	195.52'	102.59'	191.00'	S 51°12'15"E
42	14°38'10"	311.48'	79.57'	40.03'	77.41'	N 74°41'50"W
43	19°36'05"	311.48'	106.56'	53.88'	106.19'	N 39°43'40"W
44	48°11'20"	25.00'	21.03'	11.18'	20.41'	S 05°40'45"E
45	88°17'38"	50.00'	77.05'	48.53'	69.65'	S 25°14'00"E
46	37°59'04"	50.00'	33.13'	17.20'	32.53'	S 88°52'25"E
47	30°24'04"	50.00'	26.53'	13.59'	26.22'	N 56°58'15"E
48	61°25'16"	50.00'	53.60'	29.70'	51.07'	N 11°03'10"E
49	58°18'43"	50.00'	50.89'	27.89'	48.72'	N 48°49'10"W
50	48°11'20"	25.00'	21.03'	11.18'	20.41'	N 53°53'20"W
51	100°27'24"	25.00'	43.83'	30.04'	38.43'	N 07°52'50"W
52	100°11'16"	25.00'	43.72'	29.96'	38.39'	S 70°47'30"W
53	22°35'00"	100.25'	39.51'	20.02'	39.26'	N 42°45'00"E
54	22°34'20"	150.25'	59.19'	29.99'	58.81'	S 42°44'20"W
55	09°17'00"	590.79'	95.72'	47.97'	95.62'	N 58°40'00"E
56	09°17'00"	640.79'	103.82'	52.03'	103.71'	S 58°40'00"W

LEGEND:

- PARKWAY MONUMENTS
- IRON PIPE
- CURVE NUMBER
- LOT NUMBER
- EASEMENTS FOR DRAINAGE AND/OR UTILITIES UNLESS OTHERWISE INDICATED

GREATNECK CORPORATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES FOR THE COUNTY OF JAMES CITY VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
GIVEN UNDER MY HAND THIS 15th DAY OF FEBRUARY, 1968
R.M. MACKINTOSH
R.M. MACKINTOSH, CERT. LAND SURVEYOR

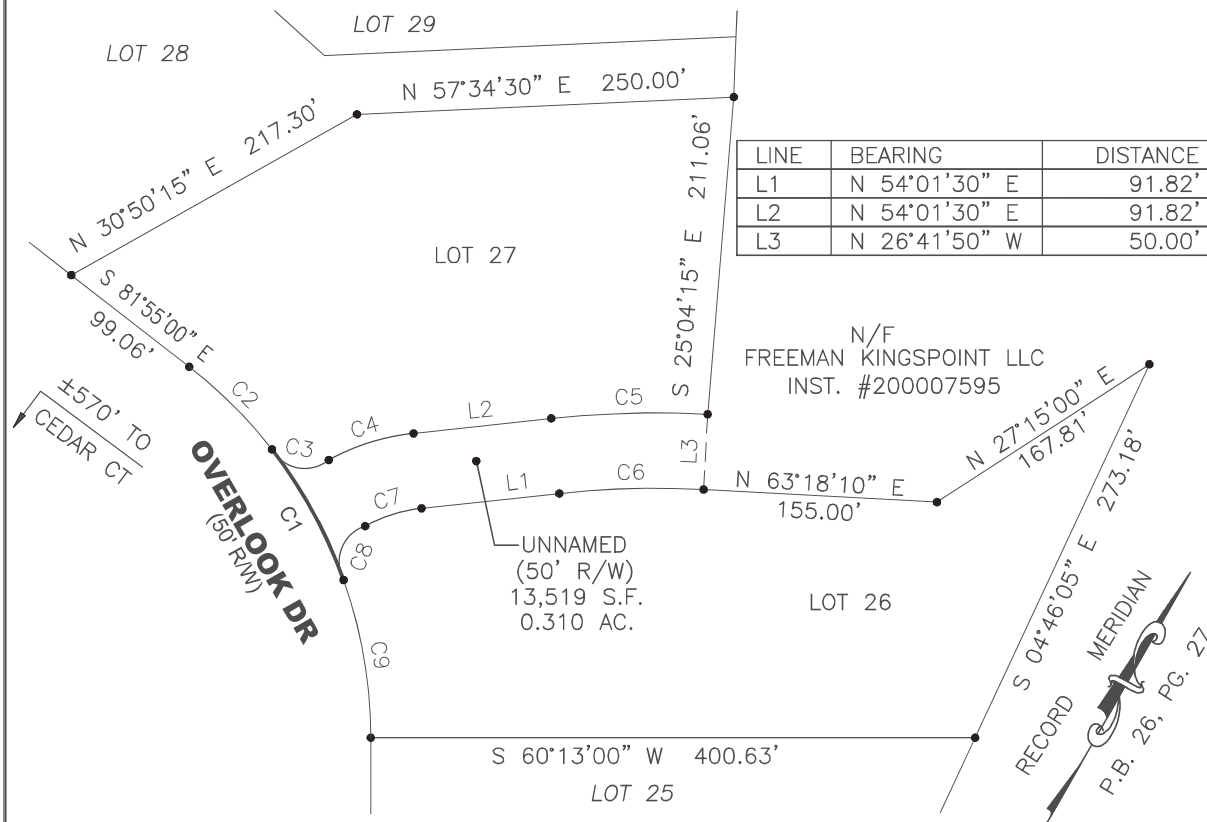
THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS & PROPRIETORS:
KINGSPPOINT CORPORATION
PRESIDENT: R.M. MACKINTOSH
SECRETARY: D. Baker
DATE: 2-7-69
SOURCES OF TITLE
DEED BOOK 178 PAGE 105
DEED BOOK 96 PAGE 198

STATE OF VIRGINIA, CITY OF WILLIAMSBURG
I, MARY INMAN, A NOTARY PUBLIC, DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 7th DAY OF FEBRUARY, 1969.
MY COMMISSION EXPIRES: AUG. 29, 1971.
Mary Inman

STATE OF VIRGINIA, COUNTY OF JAMES CITY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 10th DAY OF FEBRUARY, 1968, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTED.
TESTE: JAMES C. CLARK, CLERK
PLAT BOOK 26 PAGE 27

E.E. PAINE
Consulting Engineer
Newport News, Virginia

CERTIFICATE OF APPROVAL
This Subdivision, known as KINGSPPOINT SUBDIVISION, is approved by the undersigned in accordance with Existing Subdivision Regulations and May be Committed to Record.
DATE: 1-21-69
DATE: 1-27-69
DATE: 1-28-69
W.C. Paine, Highway Engineer
H. J. Paine, M.D., Health Officer
G. W. Paine, Agent or Representative of Gov. Paine



LINE	BEARING	DISTANCE
L1	N 54°01'30\" E	91.82'
L2	N 54°01'30\" E	91.82'
L3	N 26°41'50\" W	50.00'

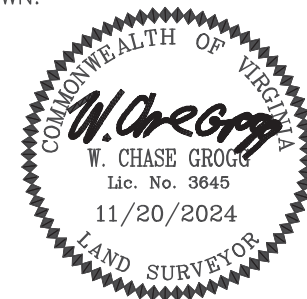
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	311.48'	99.10'	98.68'	N 58°31'01\" W	18°13'44.69\"
C2	311.48'	77.63'	77.43'	S 74°47'32\" E	14°16'44.90\"
C3	25.00'	43.77'	38.39'	S 70°47'30\" W	100°18'48.53\"
C4	150.25'	59.19'	58.81'	N 42°44'20\" E	22°34'20.00\"
C5	640.79'	103.82'	103.71'	N 58°40'00\" E	9°16'59.90\"
C6	590.79'	95.72'	95.62'	S 58°40'00\" W	9°17'00.73\"
C7	100.25'	39.52'	39.26'	S 42°45'00\" W	22°35'02.93\"
C8	25.00'	43.83'	38.43'	N 07°52'50\" W	100°27'24.02\"
C9	311.48'	106.73'	106.21'	S 39°35'33\" E	19°38'00.00\"

NOTES:

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 26, PG. 27.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" AND ZONE "AE" (ELEV 7) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0202D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. DRAINAGE EASEMENTS NOT SHOWN.

NOTE

THIS EXHIBIT WAS PREPARED TO SHOW THE ARC LENGTH ALONG OVERLOOK DRIVE IN FRONT OF THE UNNAMED 50' RIGHT OF WAY SHOWN ON P.B. 26 PG. 27



RIGHT OF WAY EXHIBIT BETWEEN LOT 27 AND LOT 26 SECTION 5 KINGSPPOINT

JAMES CITY COUNTY

VIRGINIA

ADDRESS:

108 & 110 OVERLOOK DR
JAMES CITY COUNTY, VA

DATE: 11/20/24
SCALE: 1"=100'
JOB# 24-466
CAD File
24-466.dwg

REFERENCES:

P.B. 26
PG. 27

LandTech Resources, Inc.

Engineering and Surveying Consultants
205 E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Liz Parman, Deputy County Attorney

SUBJECT: An Ordinance to Vacate a 50-foot Unimproved Right-of-Way Between 134 and 132 Oslo Court, to Vacate a 50-foot Unimproved Right-of-Way Between 140 and 142 Oslo Court, and to Vacate a 40-foot Unimproved Right-of-Way Known as Laurel Lane

The right-of-way for Laurel Lane was dedicated by a plat recorded in the Clerk's Office for the Circuit Court of the County of James City on June 4, 2003, in Plat Book 90, Page 44. There are a total of 14 lots adjacent to Laurel Lane; nine have houses, two have commercial buildings, one has a shed, and two are unimproved. Twelve of the 14 lots have alternate routes for ingress and egress along Oslo Court, Old Church Road, or Farmville Lane.

The right-of-way between 140 and 142 Oslo Court was dedicated by a plat recorded in the Clerk's Office for the Circuit Court of the County of James City on July 12, 1967, in Plat Book 24, Page 65. Two lots are adjacent to the right-of-way. Both lots have ingress and egress access from Oslo Court and the right-of-way is not used as a road.

The right-of-way between 132 and 134 Oslo Court was dedicated by a plat recorded in the Clerk's Office for the Circuit Court of the County of James City on December 23, 1970, in Plat Book 28, Page 16. Two lots are adjacent to the right-of-way. Both lots have ingress and egress access from Oslo Court and the right-of-way is not used as a road.

The above-named rights-of-way were never improved and have not been brought into the Virginia Department of Transportation's ("VDOT") System of Secondary Roads.

Improvement of the above-named rights-of-way necessary to bring them into VDOT's System of Secondary Roads will require several million dollars, none of which are budgeted. Because it is unlikely that the County will ever seek to improve the above-named rights-of-way, staff is of the opinion that vacating the rights-of-way will eliminate any current or future expectation that the County will improve the platted roads and bring them into the VDOT System of Secondary Roads.

Staff recommends adopting the attached Ordinance to vacate the County's right-of-way along Laurel Lane; to vacate the County's right-of-way between 140 and 142 Oslo Court; and to vacate the County's right-of-way between 132 and 134 Oslo Court.

LP/md
VacOsloCt-LaurLn-mem

Attachment

ORDINANCE NO. _____

AN ORDINANCE TO VACATE A PORTION OF THAT CERTAIN SUBDIVISION PLAT ENTITLED "BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF RONALD E. & MARGARET A. ROTHWELL BEING 2.320 +/- ACRES & LOTS 13, 15, & 17, O.B. DRYDEN PROPERTY SUBDIVISION ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA" PREPARED BY SPEARMAN & ASSOCIATES, P.C., SURVEYORS & PLANNERS, DATED JUNE 4, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY IN PLAT BOOK 90, PAGE 44; TO VACATE A PORTION OF THAT CERTAIN SUBDIVISION PLAT ENTITLED "RESUBDIVISION OF LOTS 24 & 26, NORVALIA, SECTION 4 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA" PREPARED BY B.D. LITTLEPAGE, CERTIFIED LAND SURVEYOR, DATED DECEMBER 14, 1970 AND RECORDED ON DECEMBER 23, 1970 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY IN PLAT BOOK 28, PAGE 16; AND TO VACATE A PORTION OF THAT CERTAIN SUBDIVISION PLAT ENTITLED "NORVALIA SECTION 4 OWNER & SUDIVIDER, HERTZLER BROTHERS INC. POWHATAN MAGISTERIAL DISTRICT, JAMES CITY CO., VIRGINIA" PREPARED BY R.M. MACKINTOSH, CERTIFIED LAND SURVEYOR, DATED MARCH 14, 1967 AND RECORDED ON JULY 12, 1967 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY IN PLAT BOOK 24, PAGE 65.

WHEREAS, a 40-foot right-of-way parallel to Richmond Road shown as "LAUREL LANE 40' R/W" (the "Laurel Lane ROW") was dedicated by plat entitled "BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF RONALD E. & MARGARET A. ROTHWELL BEING 2.320 +/- ACRES & LOTS 13, 15, & 17, O.B. DRYDEN PROPERTY SUBDIVISION ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA" recorded in the Clerk's Office for the Circuit Court of the County of James City on June 4, 2003 in Plat Book 90, Page 44 ("Plat 1"), with said ROW more particularly depicted as "LAUREL LANE" on the attached Exhibit titled "EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY LAUREL LANE (UNIMPROVED) JAMES CITY COUNTY VIRGINIA" prepared by Landtech Resources, Inc. and dated 11/07/2024 ("Exhibit A"); and

WHEREAS, a 50-foot right-of-way between 132 and 134 Oslo Court (“Oslo ROW 1”) was dedicated by plat entitled “RESUBDIVISION OF LOTS 24 & 26, NORVALIA, SECTION 4 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA” recorded in the Clerk’s Office for the Circuit Court of the County of James City on December 23, 1970 in Plat Book 28, Page 16 (“Plat 2”), with said ROW more particularly depicted as “50’ R/W HEREBY VACATED AND SPLIT BETWEEN LOT 26 AND LOT 27/LOT26A” on the attached Exhibit titled “EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY LOT 26 AND LOT 27/LOT26A SECTION 4, NORVALIA JAMES CITY COUNTY VIRGINIA” prepared by Landtech Resources, Inc. and dated 10/03/2024 (“Exhibit B”); and

WHEREAS, a 50-foot right-of-way between 140 and 142 Oslo Court (“Oslo ROW 2,” together with the Laurel Lane ROW and the Oslo ROW 1, the “ROWS”) was dedicated by plat entitled “NORVALIA SECTION 4 OWNER & SUDIVIDER, HERTZLER BROTHERS INC. POWHATAN MAGISTERIAL DISTRICT, JAMES CITY CO., VIRGINIA” recorded in the Clerk’s Office for the Circuit Court of the County of James City on July 12, 1967 in Plat Book 24, Page 65 (“Plat 3,” together with Plat 1 and Plat 2, the “Plats”), with said ROW more particularly depicted as “5,089 S.F. 0.117 AC. 5,089 S.F. 0.117 AC.” on the attached Exhibit titled “EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY LOT 30 AND LOT 31 SECTION 4, NORVALIA JAMES CITY COUNTY VIRGINIA” prepared by Landtech Resources, Inc. and dated 10/03/2024 (“Exhibit C”); and

WHEREAS, the ROWs were never brought into the Virginia Department of Transportation’s system of maintenance and were never improved; and

WHEREAS, the County of James City (the “County”) has no surety to improve the ROWs and has no intention of improving the ROWs; and

WHEREAS, notice that the Board of Supervisors of the County of James City, Virginia, would consider this vacation has been given pursuant to Section 15.2-2272 of the *Code of Virginia*, 1950, as amended (the “Virginia Code”); and

WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the County’s interest in the rights-of-way is not extinguished unless and until an Ordinance of Vacation is recorded in the Clerk’s Office for the Circuit Court of the County of James City (the “Clerk’s Office”); and

WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, upon recordation of the Ordinance of Vacation fee simple title of the ROWs is vested in the owners of abutting lots; and

WHEREAS, notwithstanding the operation of Section 15.2-2274, the Board of Supervisors of James City County, Virginia (the “Board”), desired to ensure perpetual access over and across the Laurel Lane ROW by granting adjacent property owners a perpetual easement across the to-be-vacated Laurel Lane ROW; and

WHEREAS, at its meeting on March 11, 2025, pursuant to Section 15.2-1800 and following a duly-advertised public hearing, the Board approved granting a perpetual ingress/egress easement for all adjacent property owners and their heirs, successors, assigns, and invitees to use a portion of the Laurel Lane ROW, which easement shall be recorded in the Clerk’s Office prior to recordation of the Ordinance of Vacation; and

WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the Board of Supervisors held a public hearing and considered the vacation of the ROWs and the Board of Supervisors was of the opinion that the vacation would not result in any inconvenience, would not cause any irreparable damage to any owner of a lot shown on the Plats, and is in the interest of public health, safety, and welfare.

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

1. The Board of Supervisors has considered the statements contained in the preceding “WHEREAS” clauses and hereby finds and adopts each as a part of its determination to vacate the right-of-way.
2. The right-of-way depicted as “LAUREL LANE 40’ R/W” shown on the plat entitled “BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF RONALD E. & MARGARET A. ROTHWELL BEING 2.320 +/- ACRES & LOTS 13,15,&17, O.B. DRYDEN PROPERTY SUBDIVISION ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA” recorded in the Clerk’s Office for the Circuit Court of the County of James City on June 4, 2003 in Plat Book 90, Page 44 and more particularly depicted as “LAUREL LANE” on the attached Exhibit titled “EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY LAUREL LANE (UNIMPROVED) JAMES CITY COUNTY VIRGINIA” prepared by Landtech Resources, Inc. and dated 11/07/2024 is hereby VACATED.
3. That the County Attorney is directed to record this Ordinance among the records in the Clerk’s Office for the Circuit Court of the County of James City, with following entities or their successors in interest be listed as Grantees in the real estate records of the Clerk of the Circuit Court for the County of James City, Virginia:
 - a. ROBECA NORGE LLC, James City County Real Estate Tax Map No. 23202A0002 (7465 Richmond Road)
 - b. CLINTON T. MEADOWS, JR., LOIS N. MEADOWS, & MELINDA M. KISH, Trustees of the Meadows Living Trust, James City County Real Estate Tax Map No. 23202A0004 (7451 Richmond Road)
 - c. NORGE PROPERTIES LLC, James City County Real Estate Tax Map No. 23202A0005 (7445 Richmond Road)
 - d. OKAY MANAGER LLC, James City County Real Estate Tax Map No. 23202B0003 (7431 Richmond Road)
 - e. JME2 LLC, James City County Real Estate Tax Map No. 23202B0008 (204 Farmville Lane)
 - f. JME2 LLC, James City County Real Estate Tax Map No. 23202B0007 (200 Farmville Lane)
 - g. TERRANCE WALLACE & TIFFANY CRONK, James City County Real Estate Tax Map No. 2320300009A (300 Farmville Lane)
 - h. JOHN H GARDNER, JR. AND GRACE G GARDNER, James City County Real Estate Tax Map No. 2320300010 (102 Oslo Court)
 - i. RICHARD K WING & DOROTHY J WING, James City County Real Estate Tax Map No. 2320300011 (104 Oslo Court)
 - j. KAREN E STETAR PETRAUSKIS, James City County Real Estate Tax Map No. 2320300012 (106 Oslo Court)
 - k. MICHAEL E EYLER & BETTY J EYLER, James City County Real Estate Tax Map No. 2320300013 (108 Oslo Court)

- l. MICHAEL A HALL & SUSAN V HALL, James City County Real Estate Tax Map No. 2320300014 (110 Oslo Court)
- m. ANTHONY MAYER, JR. & WANDA L MAYER, James City County Real Estate Tax Map No. 2320300015 (112 Oslo Court)
- n. ALAN W MILLER & BARBARA S MILLER, James City County Real Estate Tax Map No. 2320300016 (114 Oslo Court)

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

1. The Board of Supervisors has considered the statements contained in the preceding “WHEREAS” clauses and hereby finds and adopts each as a part of its determination to vacate the right-of-way.
2. The right-of-way depicted on the plat entitled “RESUBDIVISION OF LOTS 24 & 26, NORVALIA, SECTION 4 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA” recorded in the Clerk’s Office for the Circuit Court of the County of James City on December 23, 1970 in Plat Book 28, Page 26 and specifically shown as “50’ R/W HEREBY VACATED AND SPLIT BETWEEN LOT 26 AND LOT 27/LOT26A” on the attached Exhibit A titled “EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY LOT 26 AND LOT 27/LOT26A SECTION 4, NORVALIA JAMES CITY COUNTY VIRGINIA” prepared by Landtech Resources, Inc. and dated 10/03/2024 is hereby VACATED.
3. That the County Attorney is directed to record this Ordinance among the records in the Clerk’s Office for the Circuit Court of the County of James City, with the following entities or their successors in interest listed as Grantees in the real estate records of the Clerk of the Circuit Court for the County of James City, Virginia:
 - a. JARED ABRAM PUTERBAUGH, James City County Real Estate Tax Map No. 2320300026 (132 Oslo Court)
 - b. CAROL L KENDALL, James City County Real Estate Tax Map No. 2320300026A (134 Oslo Court)

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

1. The Board of Supervisors has considered the statements contained in the preceding “WHEREAS” clauses and hereby finds and adopts each as a part of its determination to vacate the right-of-way.
2. The right-of-way shown on the plat entitled “NORVALIA SECTION 4 OWNER & SUDIVIDER, HERTZLER BROTHERS INC. POWHATAN MAGISTERIAL DISTRICT, JAMES CITY CO., VIRGINIA” recorded in the Clerk’s Office for the Circuit Court of the County of James City on July 12, 1967 in Plat Book 24, Page 65 and specifically shown as “5,089 S.F. 0.117 AC. 5,089 S.F. 0.117 AC.” on the attached Exhibit A titled “EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY LOT 30 AND LOT 31 SECTION 4, NORVALIA JAMES CITY COUNTY VIRGINIA” prepared by Landtech Resources, Inc. and dated 10/03/2024 is hereby VACATED.

3. That the County Attorney is directed to record this Ordinance among the records in the Clerk’s Office for the Circuit Court of the County of James City, with the following entities or their successors in interest listed as Grantees in the real estate records of the Clerk of the Circuit Court for the County of James City, Virginia:
- a. WESLEY D PARKER & LESLIE S VASQUEZ, James City County Real Estate Tax Map No. 2320300030 (140 Oslo Court)
 - b. STEVEN E DANIELS, SR. & CYNTHIA A DANIELS, James City County Real Estate Tax Map No. 2320300031 (142 Oslo Court)

This Ordinance shall be in full force and effect from the date of its adoption.

James O. Icenhour, Jr.
Chair, Board of Supervisors

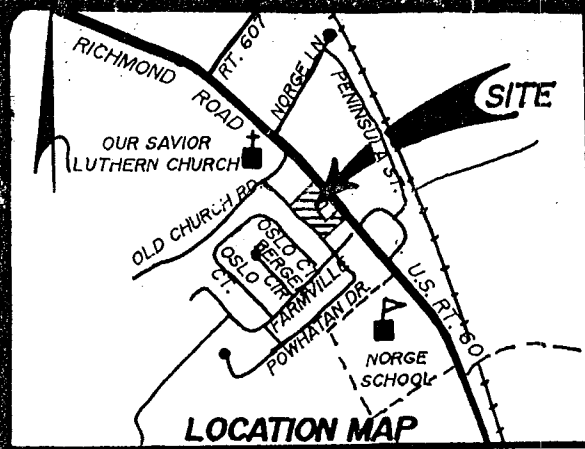
ATTEST:

		VOTES			
		<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
_____ Teresa J. Saeed Deputy Clerk to the Board	HIPPLE	_____	_____	_____	_____
	NULL	_____	_____	_____	_____
	LARSON	_____	_____	_____	_____
	MCGLENNON	_____	_____	_____	_____
	ICENHOUR	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March, 2025.

VacOsloCt-LaurlLn-ord

90 PAGE 44
#030016564

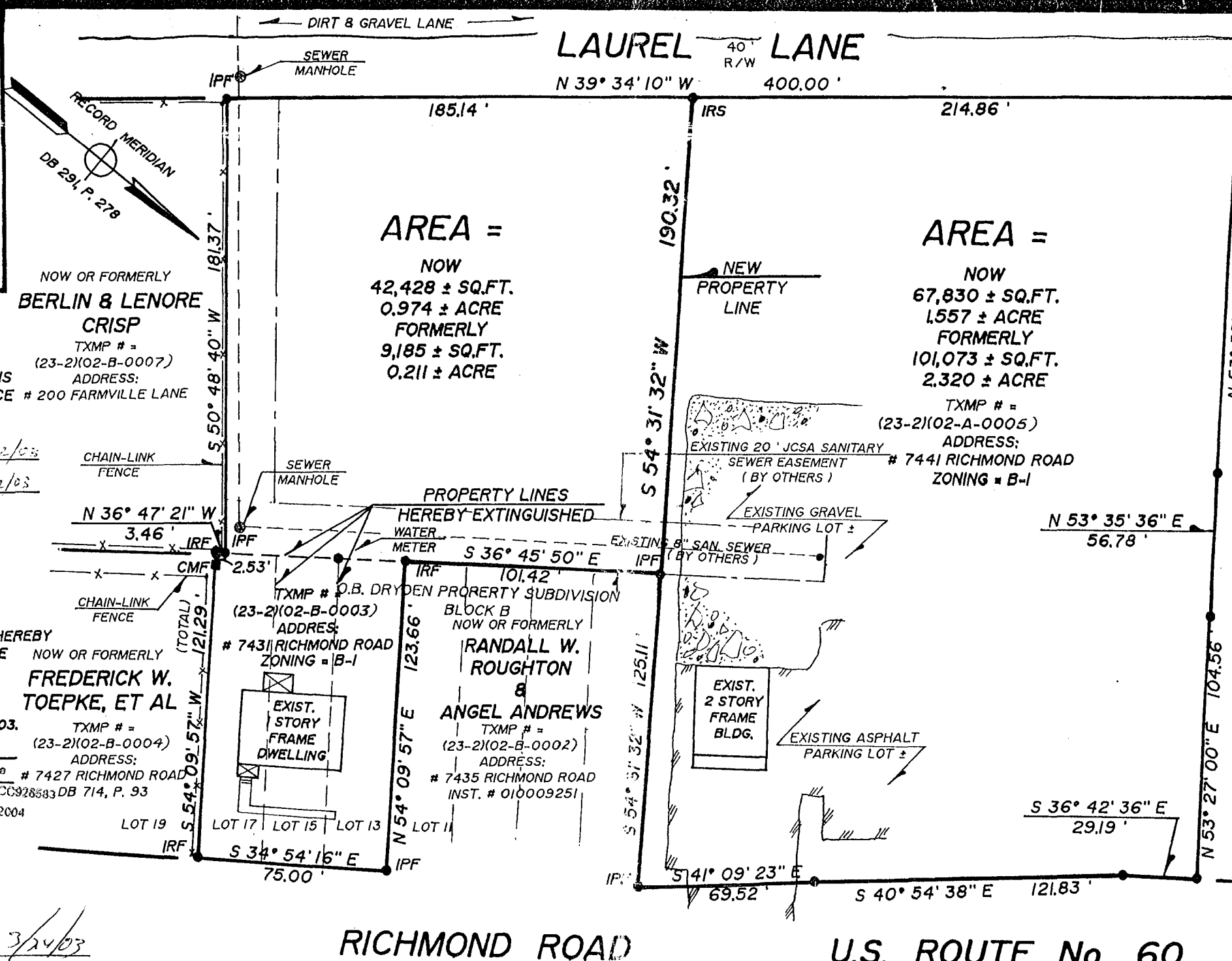
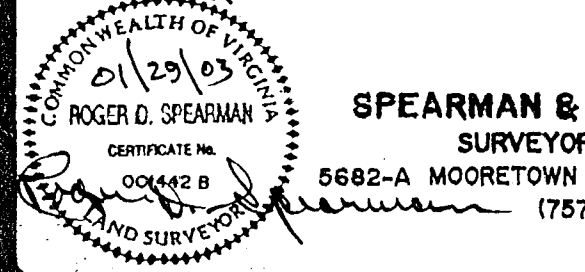


OWNER'S CERTIFICATE:
THE ADJUSTMENT/SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS **ROTHWELL ADJUSTMENT** IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
SIGNED: Ronald E. Rothwell DATE: 2/12/03
SIGNED: Margaret A. Rothwell DATE: 2/12/03

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA: FLORIDA CITY/COUNTY OF CLAY
I, Louretta Wallace, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 12 DAY OF FEB 2003.
SIGNED: Louretta Wallace
MY COMMISSION EXPIRES: April 10, 2004

CERTIFICATE OF APPROVAL:
THIS ADJUSTMENT/SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS OF JAMES CITY COUNTY AND MAY BE COMMITTED TO RECORD.
SUBDIVISION AGENT OF JAMES CITY COUNTY:
SIGNED: [Signature] DATE: 3/24/03

SURVEYOR'S CERTIFICATE:
THEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
SIGNED: Roger D. Spearman DATE: 01/29/03



LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BLDG. SETBACK LINE
TXMP = TAX MAP
⊙ = SOIL TEST HOLE (IF APPLICABLE)
CMF = CONC. MON. FOUND
CMS = CONC. MON. SET

NOTE:
PROPERTY IS SUBJECT TO AN UNDEFINED WATERLINE EASEMENT AS RECORDED IN DEED BOOK 266, PAGE 694 - 702.
ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
UNLESS SHOWN AS IPF OR IRS, THIS PLAT IS A COMPILATION OF RECORD AND OTHER DATA AND DOES NOT REPRESENT A FULL SURVEY ON THE GROUND.

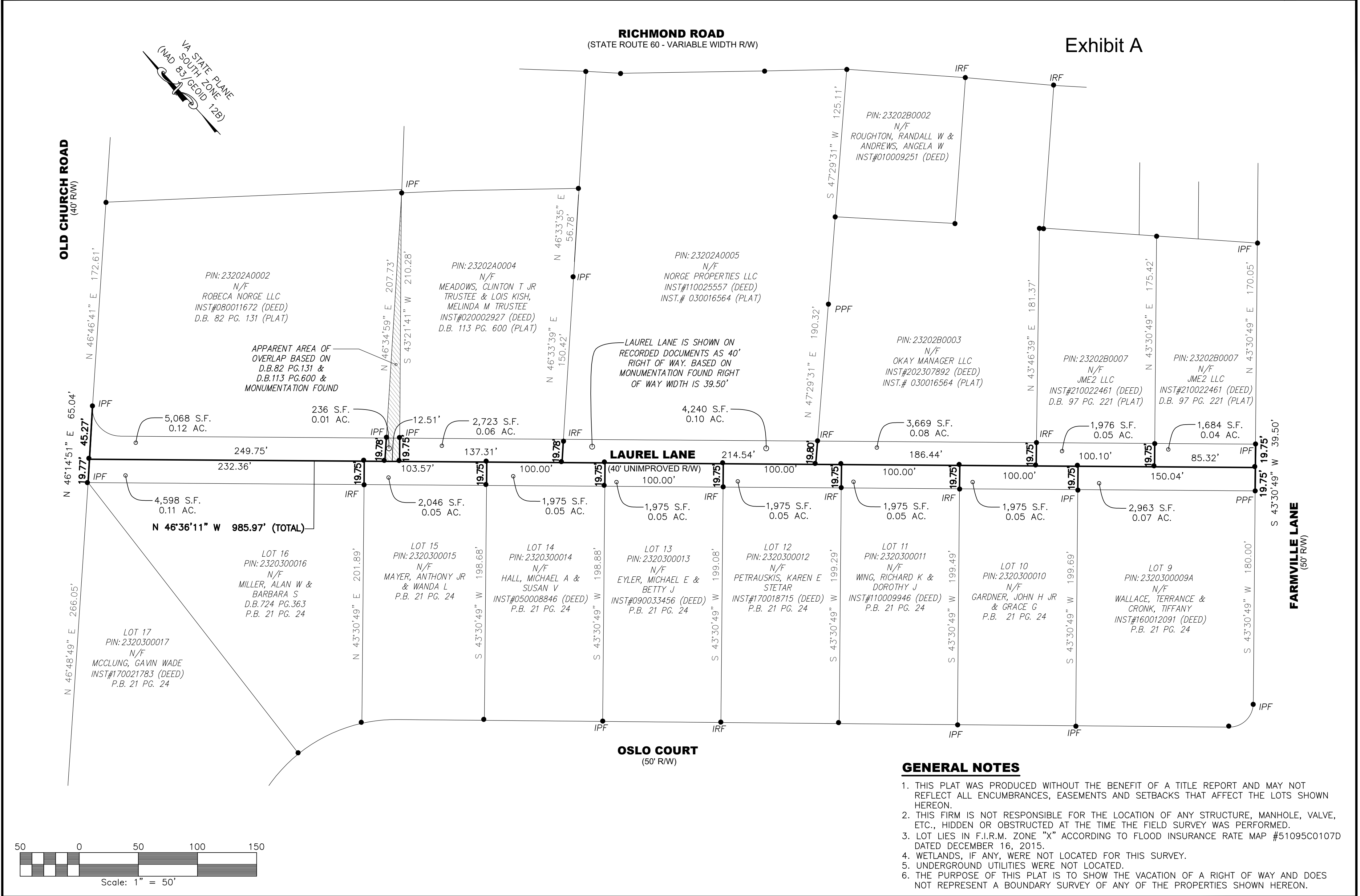
PLAT RECORDED IN DEED BOOK NO. 90 PAGE 44

CERTIFICATE OF SOURCE OF TITLE:
THE 2,320 ACRES OF PROPERTY SHOWN HEREON WAS CONVEYED BY RONALD E. & MARGARET A. ROTHWELL AND LADY ANNE DOLLS, INC. TO RONALD E. & MARGARET A. ROTHWELL BY DEED DATED FEBRUAR 20, 1986 AND RECORDED IN DEED BOOK 295, PAGE 528. LOTS 13, 15 & 17, BLOCK B, O.B. DRYDEN PROPERTY SUBDIVISION SHOWN HEREON WAS CONVEYED BY DONALD GENE & MILDRED I. LUNDEEN TO RONALD E. & MARGARET A. ROTHWELL BY DEED DATED JANUARY 25, 1989 AND RECORDED IN DEED BOOK 425, PAGE 677. ALL AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY. **BETSY B. WOOLRIDGE, CLERK**

Recorded 4 day of June, 2003
DOCUMENT # 030016564
[Signature] Clerk
NOW OR FORMERLY
CLINTON T. MEADOWS, TRUSTEE & LOIS MEADOWS
TXMP # = (23-2)(02-A-0004)
ADDRESS: # 7451 RICHMOND ROAD
INST. # 020002927

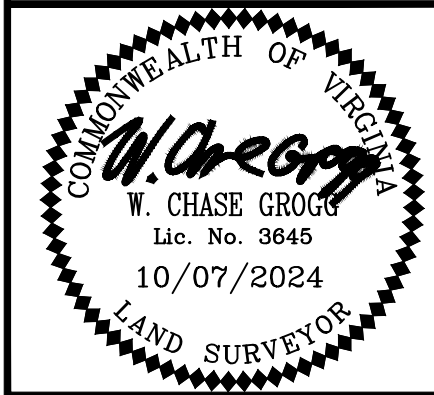
JCSA NOTES:
1.) ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
2.) ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
3.) NO TREES, SHRUBS, STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN A JCSA EASEMENT OR IN A RIGHT OF WAY. PROVIDE A MINIMUM OF 5 FEET DISTANCE FOR SHRUBS AND 10 FEET MINIMUM DISTANCE FOR TREES FROM JCSA WATER AND SEWER FACILITIES.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF RONALD E. & MARGARET A. ROTHWELL BEING 2,320 ± ACRES & LOTS 13, 15, & 17, O.B. DRYDEN PROPERTY SUBDIVISION ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: JANUARY 29, 2003
JO # 9216 --- FB "F"



GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE LOTS SHOWN HEREON.
2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0107D DATED DECEMBER 16, 2015.
4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES WERE NOT LOCATED.
6. THE PURPOSE OF THIS PLAT IS TO SHOW THE VACATION OF A RIGHT OF WAY AND DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY OF THE PROPERTIES SHOWN HEREON.



DATE: 10/07/2024
DRAWN BY: AEQ
PROJECT No. 24-375
FILE NAME: 24-375.DWG
REFERENCES:
P.B. 90, PG. 44
P.B. 20, PG. 43
D.B. 82, PG. 131
D.B. 113, PG. 600
D.B. 97, PG. 221

EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY
LAUREL LANE
(UNIMPROVED)

JAMES CITY COUNTY

VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE



LRI
LANDTECH
RESOURCES, INC.
ENGINEERING & SURVEYING CONSULTANTS
205 Bulfinch Blvd., Suite E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

RECORDED 12-23-70

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE & BELIEF ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS & ORDINANCES FOR THE COUNTY OF JAMES CITY, VA., REGARDING THE PLATTING OF SUBDIVISIONS HAVE BEEN COMPLIED WITH.

B.D. Littlepage

B.D. LITTLEPAGE, CERTIFIED LAND SURVEYOR

THIS SUBDIVISION IS WITH THE FREE CONSENT & IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS & PROPRIETORS. *Hertel & Brothers, Inc.*

David & Martha Hertel

STATE OF VIRGINIA,
I, *John F. Monermeade*, A NOTARY PUBLIC,
CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY & STATE AFORESAID.
DATE - DEC. 23, 1970
MY COMMISSION EXPIRES - FEB. 3, 1971

STATE OF VIRGINIA, COUNTY OF JAMES CITY:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY, THE MAP SHOWN HEREON WAS PRESENTED & ADMITTED TO RECORD AS THE LAW DIRECTS.

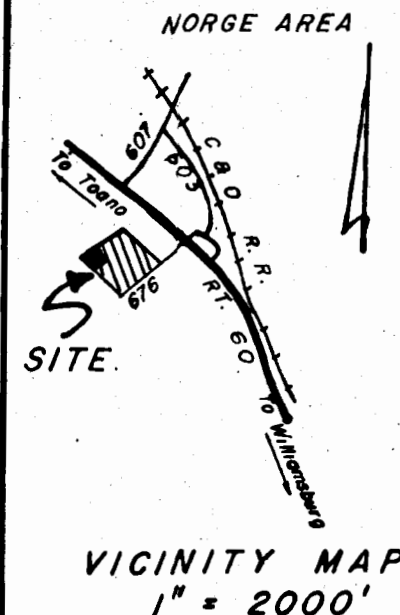
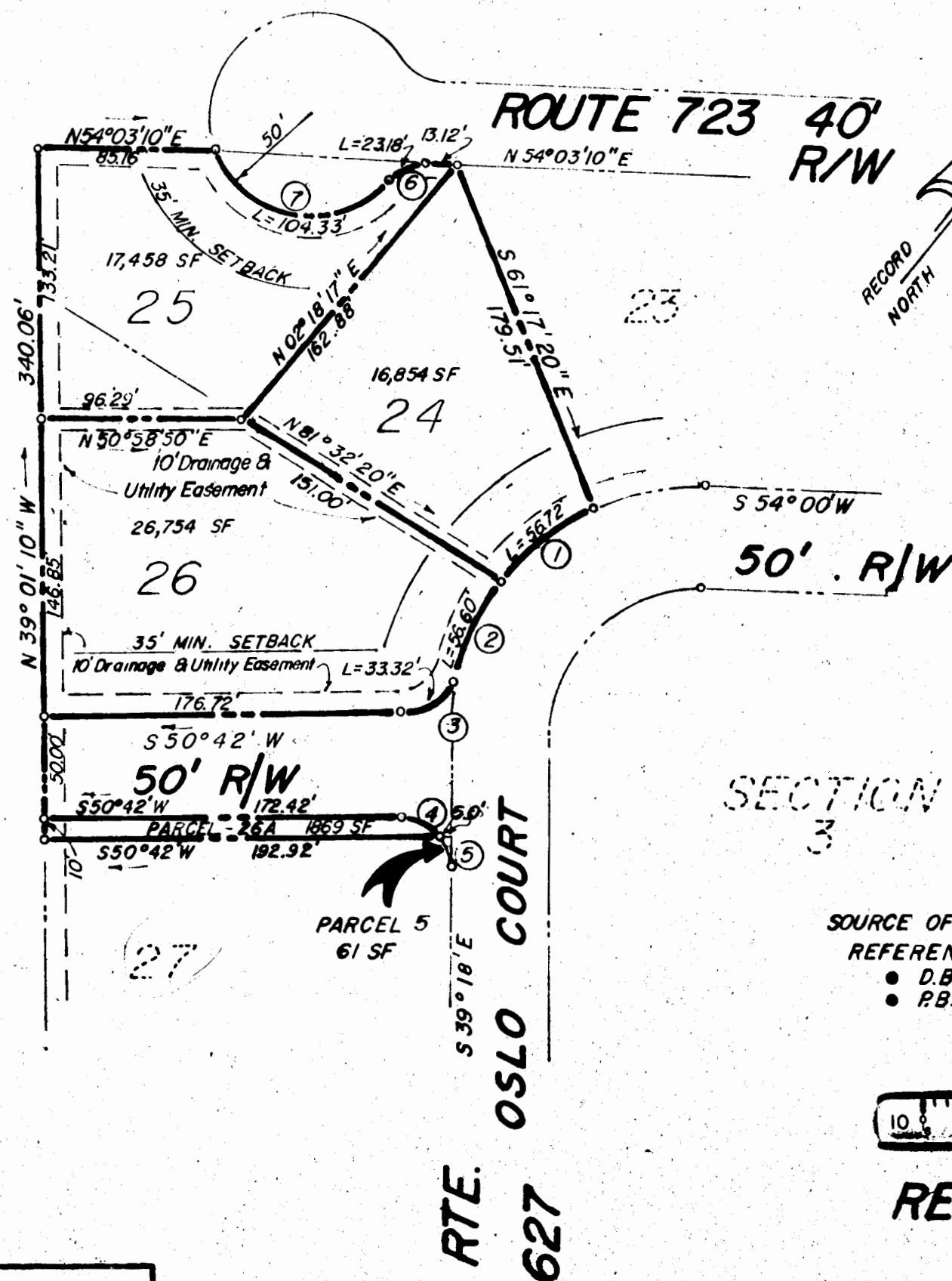
TESTE: *Julius O. Chisholm* DATE: 12-23-70
CLERK
PLAT BOOK 28, PAGE 16

CERTIFICATE OF APPROVAL

THIS RESUBDIVISION OF LOTS 24 & 26, NORVALIA, SECTION 4, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

Garland D. Plunkett
DATE: 12/23/70

N. OR F.
DEY DEN



- FORMER LOT LINES, LOTS 24 & 26 SHOWN THUS
- SF = SQUARE FEET
- CURVE NUMBERS SHOWN THUS (2)

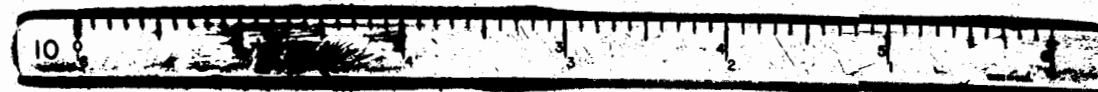
NOTES:

- PARCEL 26A TO BE CONVEYED TO J. MICHEAL & VIRGINIA D. MORRISEY.
- PARCEL 5, PROPERTY OF J. MICHEAL & VIRGINIA D. MORRISEY TO BE DEDICATED FOR STREET R/W.

AREA:
LOTS = 62,935 SQ. FT.
STREETS = 12,079 "
TOTAL = 75,014 SQ. FT.

SOURCE OF TITLE REFERENCES:

- D.B. 85 pg. 366
- P.B. 24 pg. 65



RESUBDIVISION OF LOTS 24 & 26, NORVALIA, SECTION 4

POWHATAN DISTRICT

JAMES CITY COUNTY

VIRGINIA

SCALE 1" = 60'

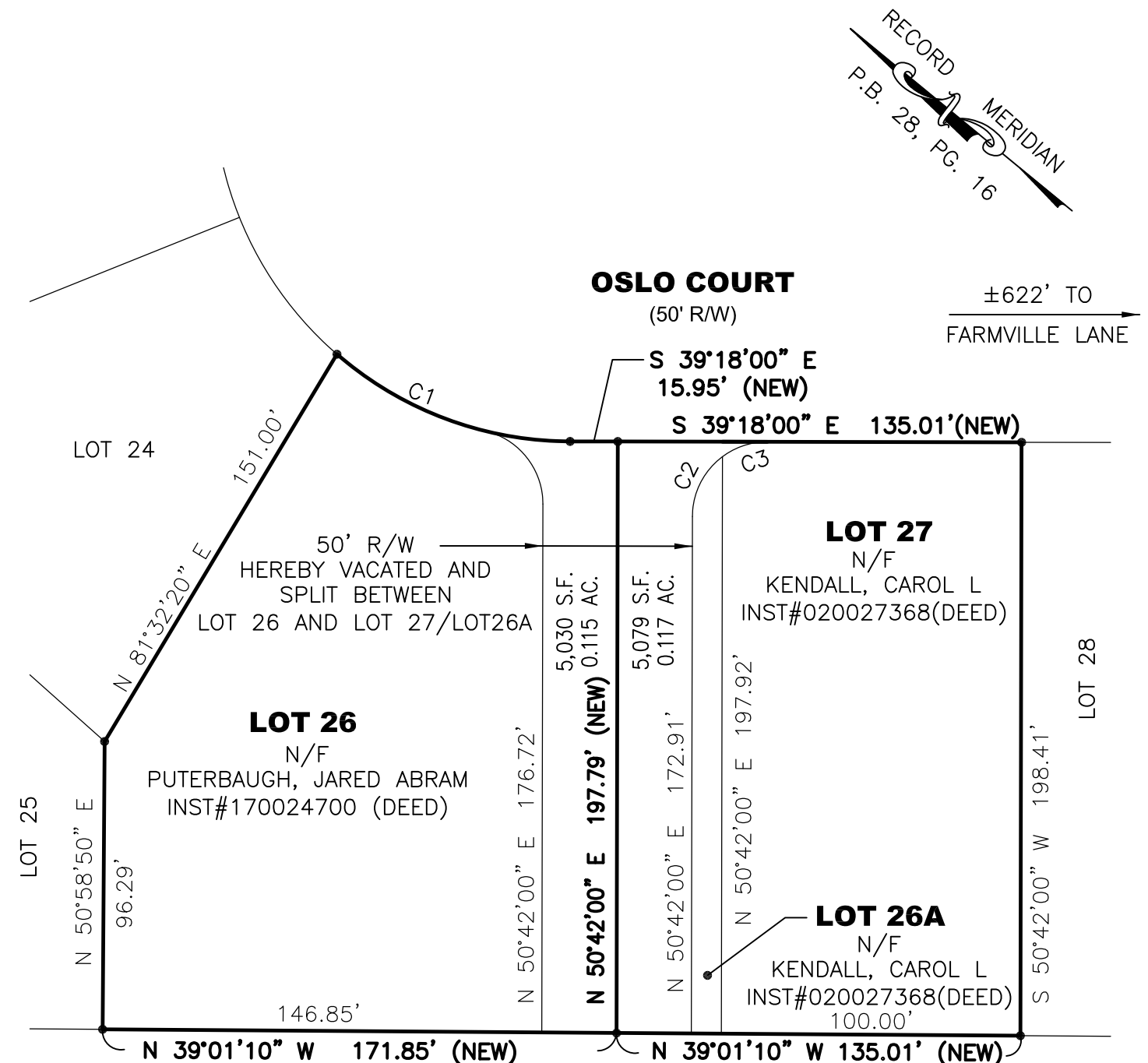
DECEMBER 14, 1970

B. D. LITTLEPAGE
Certified Land Surveyor

CURVE DATA

No.	Δ	R	T	L	C	CB
1	27° 13' 04"	119.40	28.91	56.72	56.19	S 15° 06' 10" W
2	27° 09' 30"	119.40	28.84	56.60	56.07	S 12° 05' 09" E
3	26° 21' 54"	25.00	19.60	33.32	30.91	S 12° 31' 03" W
4	23° 07' 48"	25.00	12.50	23.18	22.36	N 77° 15' 24" E
5	36° 52' 12"	25.00	8.33	16.09	15.81	S 57° 44' 06" E
6	90° 00' 00"	25.00	25.00	39.27	35.36	S 84° 18' 00" E
7	53° 07' 48"	25.00	12.50	23.18	22.36	N 27° 29' 16" E
8	119° 33' 07"	50.00	85.83	104.33	86.41	N 60° 41' 55" E

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 33, PG. 23.
 2. THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
 3. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0107D DATED DECEMBER 16, 2015.
 4. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS SURVEY.
 5. UNDERGROUND UTILITIES WERE NOT LOCATED.
 6. THE PURPOSE OF THIS PLAT IS TO SHOW THE VACATION OF A RIGHT OF WAY AND DOES NOT REPRESENT A PHYSICAL SURVEY OF ANY OF THE PROPERTIES SHOWN HEREON.
- PROPERTY LINES SHOWN ARE BASED ON RECORD INFORMATION ONLY.



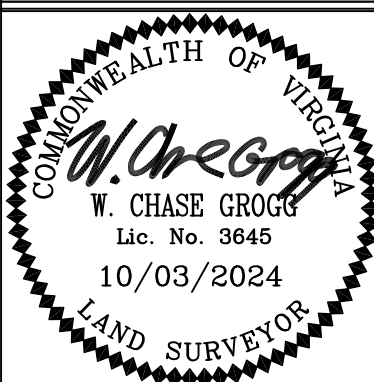
ADDRESS:

132 OSLO COURT
134 OSLO COURT
JAMES CITY COUNTY, VIRGINIA

FARMVILLE LANE

(40' UNIMPROVED R/W)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	119.40'	85.01'	83.23'	S 18°54'12" E	40°47'37"
C2	25.00'	23.19'	22.37'	N 77°16'33" E	53°09'06"
C3	25.00'	16.08'	15.80'	N 57°43'27" W	36°50'54"



REFERENCES:

P.B.33	PG.23
P.B.24	PG.65
P.B.28	PG.16

DATE: 10/3/24
SCALE: 1"=50'
JOB# 24-375
CAD File
24-375.dwg

EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY

**LOT 26 AND LOT 27/LOT26A
SECTION 4. NORVALIA**

JAMES CITY COUNTY

VIRGINIA

LandTech Resources, Inc.

Engineering and Surveying Consultants
205 E Bulfinch Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

CURVE DATA

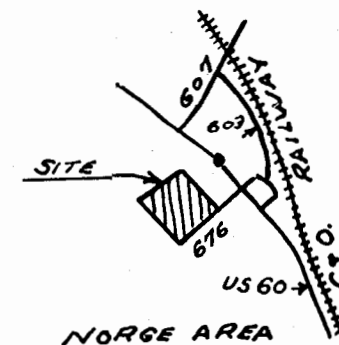
NO.	DELTA	RADIUS	TANGENT	ARC	CHORD	CH. BRG.
1	90° 00' 00"	20.00	20.00	31.42	28.28	S 84° 18' 00" E
2	90° 00' 00"	20.00	20.00	31.42	28.28	S 5° 42' 00" W
3	133° 32' 16"	119.40	119.40	218.72	188.72	S 84° 18' 00" E
4	40° 47' 35"	119.40	44.40	85.01	83.23	S 18° 54' 00" E
5	27° 13' 04"	119.40	28.91	56.72	56.19	S 15° 06' 10" W
6	25° 7' 26"	119.40	26.79	52.70	52.27	S 4° 2' 30" W
7	33° 18' 00"	69.40	72.53	113.01	100.93	N 72° 1' 00" E

NORVALIA

SECTION 4

OWNER & SUBDIVIDER, HERTZLER BROTHERS INC.
POWHATAN MAGISTERIAL DISTRICT, JAMES CITY CO., VIRGINIA
R.M. MACKINTOSH, CERT. LAND SURVEYOR

SCALE 1" = 100'

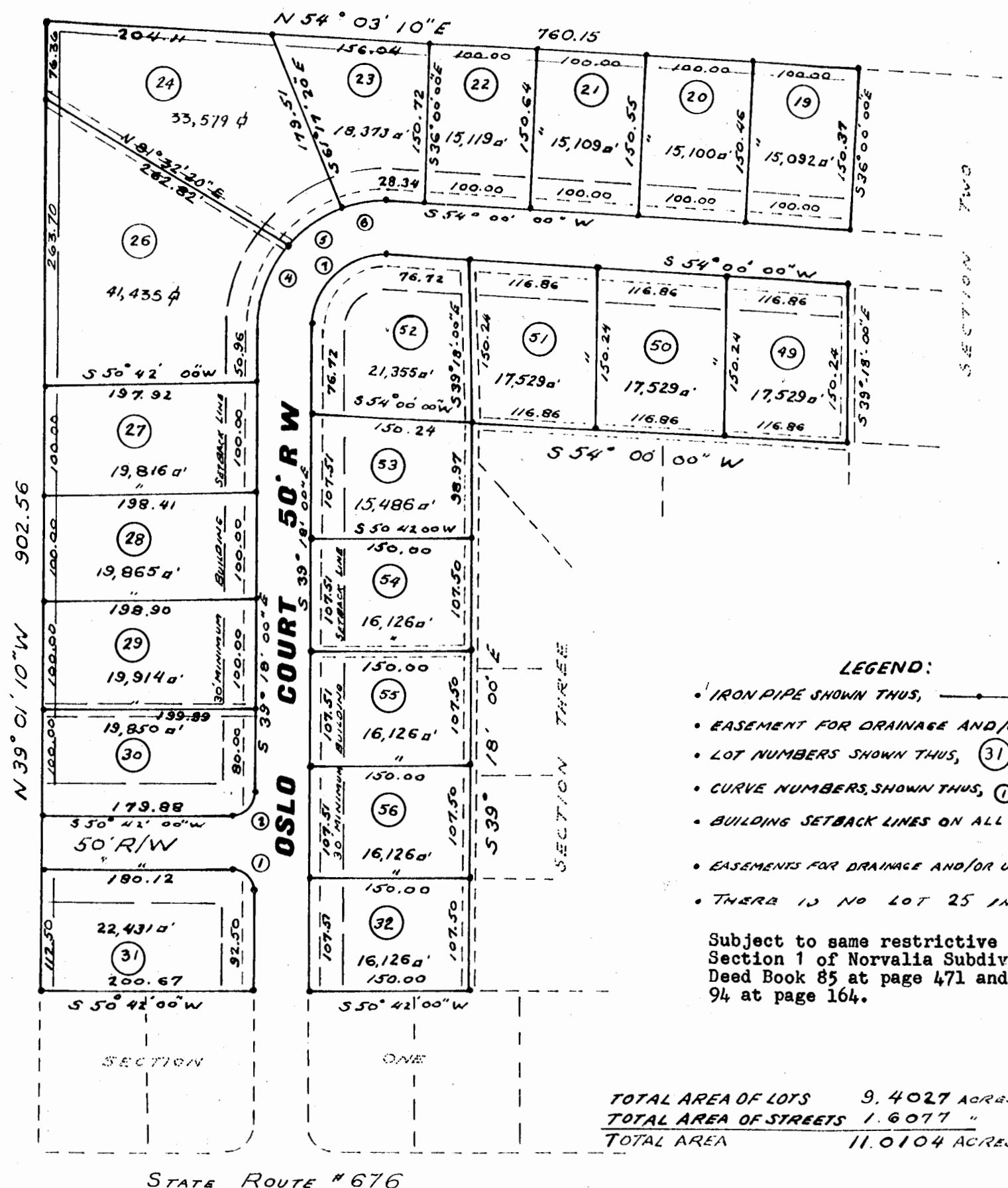
MARCH 14TH 1967

VICINITY MAP
SCALE 1" = 2000'

Recorded July 12, 1967

See

Deed Book 112 Page 96



LEGEND:

- IRON PIPE SHOWN THUS, ————
- EASEMENT FOR DRAINAGE AND/OR UTILITIES SHOWN THUS, ———— OR, ————
- LOT NUMBERS SHOWN THUS, (31)
- CURVE NUMBERS SHOWN THUS, (1)
- BUILDING SETBACK LINES ON ALL LOTS SHOWN THUS, ————
- EASEMENTS FOR DRAINAGE AND/OR UTILITIES ARE RESERVED AS SHOWN HEREON.
- THERE IS NO LOT 25 IN THIS SUBDIVISION.

Subject to same restrictive covenants recorded for
Section 1 of Norvalia Subdivision, in James City County
Deed Book 85 at page 471 and for Section 2 in Deed Book
94 at page 164.

TOTAL AREA OF LOTS 9.4027 ACRES
TOTAL AREA OF STREETS 1.6077 "
TOTAL AREA 11.0104 ACRES

E.E. PAINE,
Consulting Engineer
Newport News, Virginia

SURVEYORS CERTIFICATE

I HERBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES FOR THE COUNTY OF JAMES CITY, VA. REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 14 DAY OF
MARCH 1967.

R.M. MACKINTOSH, CERTIFIED LAND SURVEYOR

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

TITLE TO THE LAND BEING SUBDIVIDED AS SHOWN IS VESTED IN HERTZLER BROS. INC. AND IS RECORDED IN D.B. 85 PG 366, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.

Hertzler Brothers, Inc.
Randy J. Hertzler

STATE OF VIRGINIA, CITY OF WILLIAMSBURG:
I, _____, A NOTARY PUBLIC DO
CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF
1967.

MY COMMISSION EXPIRES _____

STATE OF VIRGINIA,
COUNTY OF JAMES CITY:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE _____ DAY OF
1967, THE MAP SHOWN HEREON WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS.

TESTE: _____ CLERK

PLAT BOOK _____ PAGE _____

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS "NORVALIA" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

7-3-67
DATE

Highway Engineer

7-3-67
DATE

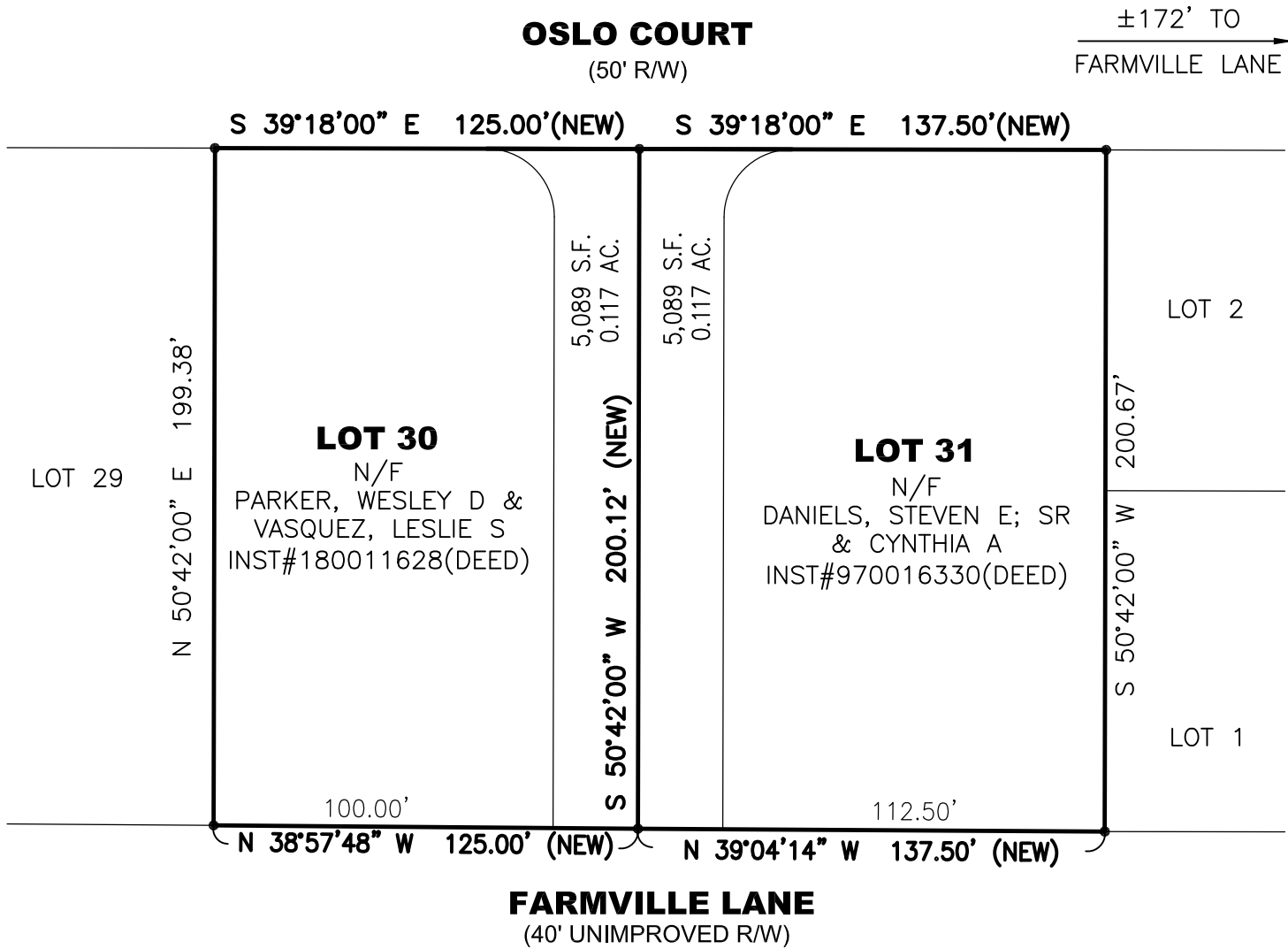
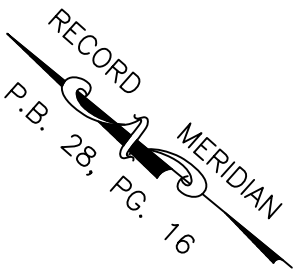
Health Office

7/12/67
DATE

Agent or Rep. of Governing Body

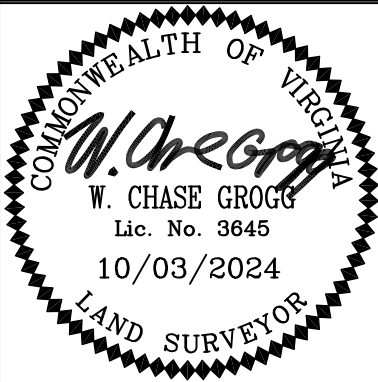
NOTES:

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- 6. THE PURPOSE OF THIS PLAT IS TO SHOW THE VACATION OF A RIGHT OF WAY AND DOES NOT REPRESENT A PHYSICAL SURVEY OF ANY OF THE PROPERTIES SHOWN HEREON.
PROPERTY LINES SHOWN ARE BASED ON RECORD INFORMATION ONLY.



ADDRESS:

140 OSLO COURT
142 OSLO COURT
JAMES CITY COUNTY, VIRGINIA



REFERENCES:
P.B.33 PG.23
P.B.24 PG.65

DATE: 10/3/24
SCALE: 1"=50'
JOB# 24-375
CAD File
24-375.dwg

EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY
LOT 30 AND LOT 31
SECTION 4, NORVALIA

JAMES CITY COUNTY VIRGINIA

LandTech Resources, Inc.

Engineering and Surveying Consultants
205 E Bulifants Blvd., Williamsburg, Virginia 23188
Telephone: 757-565-1677 Fax: 757-565-0782
Web: landtechresources.com

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Liz Parman, Deputy County Attorney

SUBJECT: A Resolution to Grant an Access Easement to Adjacent Property Owners Along a 40-foot-Right-of-Way Known as Laurel Lane

The right-of-way for Laurel Lane was dedicated by a plat recorded in the Clerk's Office for the Circuit Court of the County of James City on June 4, 2003, in Plat Book 90, Page 44 (the "Plat"). Though the right-of-way for Laurel Lane was dedicated to the County in 2003, Laurel Lane was never improved and has not been brought into the Virginia Department of Transportation's ("VDOT") System of Secondary Roads.

Staff recommends vacating the right-of-way. When the Board adopts an Ordinance to vacate right-of-way, the County's interest in the road is not immediately extinguished. Extinguishment of the County's interest occurs when the Ordinance is recorded among the land records of the Clerk's Office for the County of James City and the City of Williamsburg (the "Clerk's Office"). Prior to recording the Ordinance, the County should record an access easement along Laurel Lane to ensure that there is no question that the 14 lots may continue to use Laurel Lane as a private access drive. The access easement will grant perpetual and complete rights-of-passage along the length of Laurel Lane to all property owners, their heirs, successors, assigns, and invitees.

Staff recommends adopting the attached resolution authorizing the County Administrator to execute those documents necessary to grant a perpetual easement to all property owners, their heirs, successors, assigns, and invitees along Laurel Lane.

LP/md
EasemtROWLaurlLn-mem

Attachment

RESOLUTION

TO GRANT AN ACCESS EASEMENT ALONG THE AREA DESIGNATED AS LAUREL LANE ON THAT CERTAIN SUBDIVISION PLAT ENTITLED “BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF RONALD E. & MARGARET A. ROTHWELL BEING 2.320 +- ACRES & LOTS 13, 15, & 17, O.B. DRYDEN PROPERTY SUBDIVISION ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA” RECORDED IN THE CLERK’S OFFICE FOR THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY ON JUNE 4, 2003 IN PLAT BOOK 90, PAGE 44

- WHEREAS, the right-of-way for Laurel Lane was dedicated by plat entitled “BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF RONALD E. & MARGARET A. ROTHWELL BEING 2.320 +- ACRES & LOTS 13, 15, & 17, O.B. DRYDEN PROPERTY SUBDIVISION ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA” recorded in the Clerk’s Office for the Circuit Court of the County of James City on June 4, 2003 in Plat Book 90, Page 44 (the “Plat”); and
- WHEREAS, Laurel Lane was never brought into the Virginia Department of Transportation’s system of maintenance and was never improved; and
- WHEREAS, the County of James City (the “County”) has no surety to improve Laurel Lane and has no intention of improving Laurel Lane; and
- WHEREAS, there are 14 existing lots along Laurel Lane that may currently use Laurel Lane for ingress/egress; and
- WHEREAS, notice that the Board of Supervisors of the County of James City, Virginia, would consider this vacation has been given pursuant to Section 15.2-2272 of the Code of Virginia, 1950, as amended (the “Virginia Code”); and
- WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the County’s interest in the right-of-way is not extinguished unless and until an Ordinance of Vacation is recorded in the Clerk’s Office for the Circuit Court of the County of James City (the “Clerk’s Office”); and
- WHEREAS, at its meeting on March 11, 2025, pursuant to Section 15.2-1800 and following a duly-advertised public hearing, the Board of Supervisors approved granting a perpetual ingress/egress easement for all property owners and their heirs, successors, assigns, and invitees to use the entirety of Laurel Lane, which easement shall be recorded in the Clerk’s Office prior to recordation of the Ordinance of Vacation; and
- WHEREAS, pursuant to Section 15.2-2274 of the Virginia Code, the Board of Supervisors held a public hearing and considered the vacation of the right-of-way along Laurel Lane and the Board of Supervisors was of the opinion that the vacation would not result in any inconvenience, would not cause any irreparable damage to any owner of a lot shown on the Plat, and is in the interest of public health, safety, and welfare.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby grant an access easement along right-of-way depicted as “LAUREL LANE 40’ R/W” shown on the plat entitled “BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF RONALD E. & MARGARET A. ROTHWELL BEING 2.320 +- ACRES & LOTS 13, 15,& 17, O.B. DRYDEN PROPERTY SUBDIVISION ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT JAMES CITY COUNTY, VIRGINIA” recorded in the Clerk’s Office for the Circuit Court of the County of James City on June 4, 2003 in Plat Book 90, Page 44 and directs the County Administrator to execute those documents necessary to grant such easement to the following entities or their successors in interest, who shall be listed as Grantees in the real estate records of the Clerk of the Circuit Court for the County of James City, Virginia:

1. ROBECA NORGE LLC, James City County Real Estate Tax Map No. 23202A0002 (7465 Richmond Road)
2. CLINTON T. MEADOWS, JR., LOIS N. MEADOWS, & MELINDA M. KISH, Trustees of the Meadows Living Trust, James City County Real Estate Tax Map No. 23202A0004 (7451 Richmond Road)
3. NORGE PROPERTIES LLC, James City County Real Estate Tax Map No. 23202A0005 (7445 Richmond Road)
4. OKAY MANAGER LLC, James City County Real Estate Tax Map No. 23202B0003 (7431 Richmond Road)
5. JME2 LLC, James City County Real Estate Tax Map No. 23202B0008 (204 Farmville Lane)
6. JME2 LLC, James City County Real Estate Tax Map No. 23202B0007 (200 Farmville Lane)
7. TERRANCE WALLACE & TIFFANY CRONK, James City County Real Estate Tax Map No. 2320300009A (300 Farmville Lane)
8. JOHN H GARDNER, JR. AND GRACE G GARDNER, James City County Real Estate Tax Map No. 2320300010 (102 Oslo Court)
9. RICHARD K WING & DOROTHY J WING, James City County Real Estate Tax Map No. 2320300011 (104 Oslo Court)
10. KAREN E STETAR PETRAUSKIS, James City County Real Estate Tax Map No. 2320300012 (106 Oslo Court)
11. MICHAEL E EYLER & BETTY J EYLER, James City County Real Estate Tax Map No. 2320300013 (108 Oslo Court)
12. MICHAEL A HALL & SUSAN V HALL, James City County Real Estate Tax Map No. 2320300014 (110 Oslo Court)
13. ANTHONY MAYER, JR. & WANDA L MAYER, James City County Real Estate Tax Map No. 2320300015 (112 Oslo Court)

14. ALAN W MILLER & BARBARA S MILLER, James City County Real Estate Tax
Map No. 2320300016 (114 Oslo Court)

James O. Icenhour, Jr.
Chair, Board of Supervisors

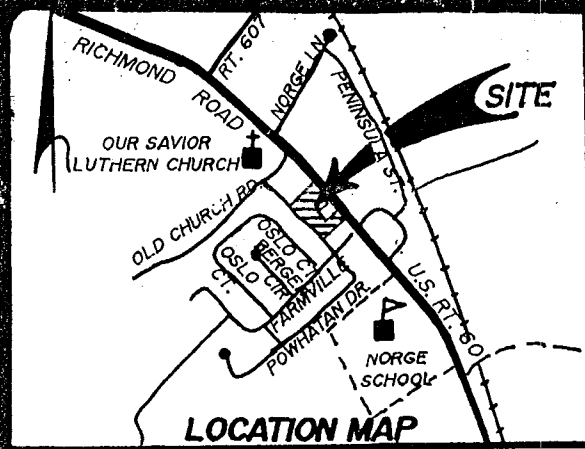
ATTEST:

		VOTES			
		<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
_____ Teresa J. Saeed Deputy Clerk to the Board	HIPPLE	_____	_____	_____	_____
	NULL	_____	_____	_____	_____
	LARSON	_____	_____	_____	_____
	MCGLENNON	_____	_____	_____	_____
	ICENHOUR	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of
March, 2025.

EasemtROWLaurLn-res

90 PAGE 44
#030016564

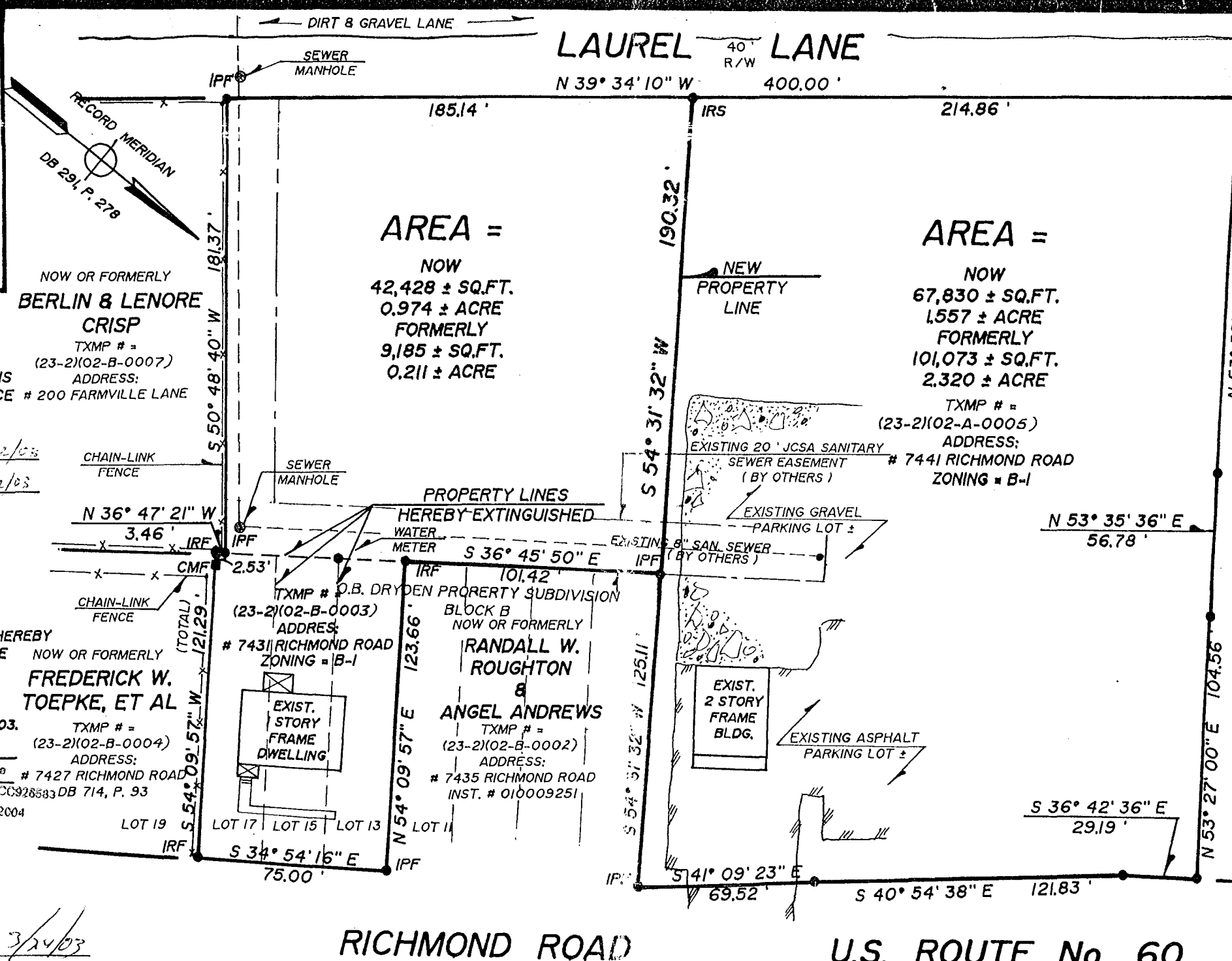
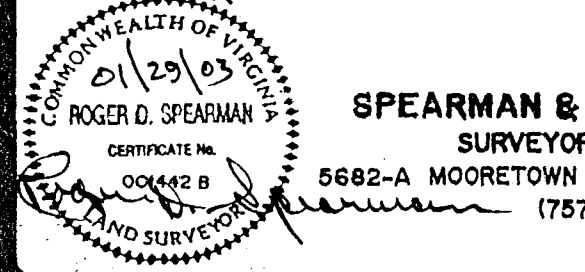


OWNER'S CERTIFICATE:
THE ADJUSTMENT/SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS **ROTHWELL ADJUSTMENT** IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.
SIGNED: Ronald E. Rothwell DATE: 2/12/03
SIGNED: Margaret A. Rothwell DATE: 2/12/03

CERTIFICATE OF NOTARIZATION:
COMMONWEALTH OF VIRGINIA: FLORIDA CITY/COUNTY OF CLAY
I, Louretta Wallace, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND THIS 12 DAY OF FEB 2003.
SIGNED: Louretta Wallace
MY COMMISSION EXPIRES: April 10, 2004

CERTIFICATE OF APPROVAL:
THIS ADJUSTMENT/SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS OF JAMES CITY COUNTY AND MAY BE COMMITTED TO RECORD.
SUBDIVISION AGENT OF JAMES CITY COUNTY:
SIGNED: [Signature] DATE: 3/24/03

SURVEYOR'S CERTIFICATE:
THEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.
SIGNED: Roger D. Spearman DATE: 01/29/03



LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
IRF = IRON ROD FOUND
IRS = IRON ROD SET
BSL = BLDG. SETBACK LINE
TXMP = TAX MAP
S = SOIL TEST HOLE (IF APPLICABLE)
CMF = CONC. MON. FOUND
CMS = CONC. MON. SET

NOTE:
PROPERTY IS SUBJECT TO AN UNDEFINED WATERLINE EASEMENT AS RECORDED IN DEED BOOK 266, PAGE 694 - 702.
ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
UNLESS SHOWN AS IPF OR IRS, THIS PLAT IS A COMPILATION OF RECORD AND OTHER DATA AND DOES NOT REPRESENT A FULL SURVEY ON THE GROUND.

PLAT RECORDED IN DEED BOOK NO. 90 PAGE 44

CERTIFICATE OF SOURCE OF TITLE:
THE 2,320 ACRES OF PROPERTY SHOWN HEREON WAS CONVEYED BY RONALD E. & MARGARET A. ROTHWELL AND LADY ANNE DOLLS, INC. TO RONALD E. & MARGARET A. ROTHWELL BY DEED DATED FEBRUAR 20, 1986 AND RECORDED IN DEED BOOK 295, PAGE 528. LOTS 13, 15 & 17, BLOCK B, O.B. DRYDEN PROPERTY SUBDIVISION SHOWN HEREON WAS CONVEYED BY DONALD GENE & MILDRED I. LUNDEEN TO RONALD E. & MARGARET A. ROTHWELL BY DEED DATED JANUARY 25, 1989 AND RECORDED IN DEED BOOK 425, PAGE 677. ALL AT THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR WILLIAMSBURG AND JAMES CITY COUNTY. **BETSY B. WOOLRIDGE, CLERK**
Recorded 4 day of June, 2003
DOCUMENT # 030016564
[Signature] Clerk
NOW OR FORMERLY
CLINTON T. MEADOWS, TRUSTEE & LOIS MEADOWS
TXMP # = (23-2)(02-A-0004)
ADDRESS: # 7451 RICHMOND ROAD
INST. # 020002927
JCSA NOTES:
1.) ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
2.) ANY EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
3.) NO TREES, SHRUBS, STRUCTURES, FENCES OR OBSTACLES SHALL BE PLACED WITHIN A JCSA EASEMENT OR IN A RIGHT OF WAY. PROVIDE A MINIMUM OF 5 FEET DISTANCE FOR SHRUBS AND 10 FEET MINIMUM DISTANCE FOR TREES FROM JCSA WATER AND SEWER FACILITIES.

BOUNDARY LINE ADJUSTMENT OF THE PROPERTIES OF
RONALD E. & MARGARET A. ROTHWELL
BEING
2,320 ± ACRES &
LOTS 13, 15, & 17, O.B. DRYDEN PROPERTY SUBDIVISION
ALL LOCATED IN THE VILLAGE OF NORGE, STONEHOUSE MAGISTERIAL DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 50' DATE: JANUARY 29, 2003
JO # 9216 --- FB "F"

MEMORANDUM

DATE: March 11, 2025

TO: The Board of Supervisors

FROM: Jason Purse, Assistant County Administrator

SUBJECT: Board Guidance to the Planning Commission on Capital Improvement Program Review

At its February 7, 2025, Retreat meeting, the Board of Supervisors discussed the Capital Improvement Program (CIP) review process. In an effort to have a more robust review of the upcoming five-year plan, the Board requested a review of all of the potential projects early in the budgeting process. This would allow discussion and evaluation of the projects before the County Administrator's budget was presented and would allow additional discussion about the potential financial implications of the list of projects on the pending budget document.

The Board's review of these projects earlier in the budgeting process also necessitates a review of the previous CIP procedure. Virginia Code § 15.2-2239 states, "[a] local planning commission may, and at the direction of the governing body shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the locality for a period not to exceed the ensuing five years."

At the Retreat, the Board asked staff to prepare a policy to provide guidance to the Planning Commission on its expectations related to CIP review. Given the Board's direction, staff believes the following guidance would be appropriate for the review.

The Planning Commission should review the general or approximate location, character, and extent of proposed projects as it relates to the approved Comprehensive Plan. These findings should be sent to the Board of Supervisors in a memorandum form and should be specific acknowledgment of the individual project's compatibility with the Comprehensive Plan and not a prioritization or ranking relative to other projects.

This review is limited to new CIP applications, as carryovers will have already been reviewed and maintenance items are excluded from this process.

JP/md
BdGuidePC-CIPRev-mem

Attachment

RESOLUTION

BOARD GUIDANCE TO THE PLANNING COMMISSION ON CAPITAL IMPROVEMENT

PROGRAM REVIEW

- WHEREAS, Virginia Code § 15.2-2239 states, “[a] local planning commission may, and at the direction of the governing body shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the locality for a period not to exceed the ensuing five years”; and
- WHEREAS, the Board of Supervisors requests the Planning Commission review new Capital Improvement Program (CIP) applications (excluding maintenance projects) to ensure they are consistent with the Comprehensive Plan; and
- WHEREAS, review should focus on the general or approximate location, character, and extent of proposed projects as it relates to the approved Comprehensive Plan; and
- WHEREAS, these findings should be sent to the Board of Supervisors in a memorandum form and should be specific acknowledgment of the individual project’s compatibility with the Comprehensive Plan and not a prioritization or ranking relative to other projects.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the Planning Commission to review future CIP applications in this manner.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
LARSON
MCGLENNON
ICENHOUR

VOTES

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of March, 2025.