

NOV 17 1986

Establishing the Pates Neck
Agricultural and Forestal District
(AFD-4-86)

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

WHEREAS, an application for the creation of an Agricultural and Forestal District in the Pates Neck area has been filed with the James City County Board of Supervisors; and

WHEREAS, in accordance with Sections 15.1-1511(B), (C) and (D) of the Code of Virginia, public notices have been filed, public hearings have been advertised, and public hearings have been held on the application for an Agricultural and Forestal district in the Pates Neck area; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on August 20, 1986 recommended approval of the application; and

WHEREAS, the Planning Commission following its public hearing on September 23, 1986 recommended approval of the application.

NOW THEREFORE BE IT ORDAINED:

1. That the Pates Neck Agricultural and Forestal District is hereby established for a period of six years beginning this seventeenth day of November, 1986, in accordance with the provisions of Title 13.1, Chapter 36, Sections 15.1-1506 through 15.1-1513, Code of Virginia (1950), as amended.

2. That the district shall consist of 624.297 acres and shall include in the following parcels:

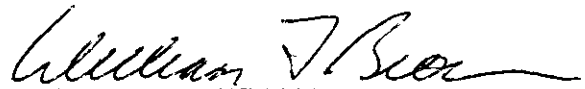
(20-4)(1-1) Pates Neck Timber Company 624.297 ac.

3. That pursuant to Title 15.1, Chapter 36, Section 15.1-1512 (D) of the Code of Virginia of 1950, as amended, the Board of Supervisors requires that no parcel in the Pates Neck Agricultural and Forestal District be developed to a more intensive use without prior approval of the Board of Supervisors. Specifically, the following restrictions shall apply:

(a) The subdivision of land is to be limited to parcels of 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family; provided however, that the property owner shall be permitted to construct a new dwelling for his own use on the property.

(b) No land within the Agricultural and Forestal District may be rezoned.

(c) No Special Use Permit shall be issued except for agricultural and forestal activities which are not in conflict with the policies of this district.



William F. Brown, Chairman
Board of Supervisors

ATTEST:



Darlene L. Burcham
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, this 17th day of November, 1986.

SUPERVISOR	VOTE
Edwards	Aye
Taylor	Aye
Mahone	Aye
DePue	Aye
Brown	Aye