

DEC 15 1986

ORDINANCE NO. 174

EQUITY POLICY FORS  
JAMES CITY COUNTY  
VIRGINIAESTABLISHING THE CASEY  
AGRICULTURAL AND FORESTAL DISTRICT  
(AFD-8-86)

WHEREAS, an application for the creation of an Agricultural and Forestal District in the Ironbound Road 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 Ironbound Road area; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on September 24, 1986 recommended approval of the application; and

WHEREAS, the Planning Commission following its public hearing on October 28, 1986 recommended approval of the application.

NOW THEREFORE BE IT ORDAINED:

1. That the Casey Agricultural and Forestal District is hereby established for a period of four years beginning this first day of December, 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.

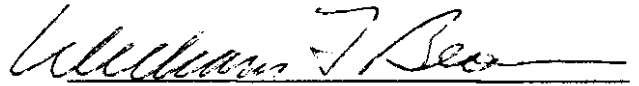
2. That the district shall include the following parcels:

(37-1)(1-2)	Wilford Family Trust	45	ac.
(37-1)(1-1)	Wilford Family Trust	32.12	
(37-2)(1-1)	Charles C. New	45	
(38-3)(1-1)	Peggy W. Zuzma & Wm. Baskett Trustee	44.67	
(37-3)(1-4)	J. G. Warburton	165.58	
(38-4)(1-1)	Robert T. & Calvin L. Casey (part)	249.63	
(38-4)(1-7)	R.T. & C.L. & C.B. Casey (part)	322.91	
(38-4)(1-27)	Fern C. Renick	32.75	
(47-2)(1-1)	J. G. Warburton	31.47	
(38-3)(1-18)	Sasha L. & Mary K. Knott Digges	45.45	

provided, however, that all land within 25 feet of the rights-of-way of Strawberry Plains Road (Route 616), Ironbound Road (Route 615), and News Road (Route 613) shall be excluded from the district; and provided, however, that all land within the proposed rights-of-way of Route 199, the extension of Monticello Avenue (Route 321), and the potential realignment of Ironbound Road, shall be excluded from the district.

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 Casey 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.
- (b) No land within the Agricultural and Forestal District may be rezoned to any residential, business, or industrial zone.
- (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 of James City County, Virginia, this 15th day of December, 1986.

VG/bkh  
0016w

SUPERVISOR	VOTE
EDWARDS	AYE
TAYLOR	AYE
MAHONE	AYE
DEPUE	AYE
BROWN	AYE