

ORDINANCE NO. 174A-2

**ESTABLISHING THE CASEY
AGRICULTURAL AND FORESTAL DISTRICT
(AFD-8-86)**

OCT 1 1990

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

WHEREAS, James City County, has completed a review of the Casey Agricultural and Forestal District; and

WHEREAS, in accordance with Section 15.1-1511(F) of the Code of Virginia, property owners have been notified, public meetings have been held, public hearings have been advertised, and public hearings have been held on the continuation of the Casey Agricultural and Forestal District; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on August 28, 1990, recommended approval of the application; and

WHEREAS, the Planning Commission following its public meeting on September 11, 1990, recommended approval of the application.

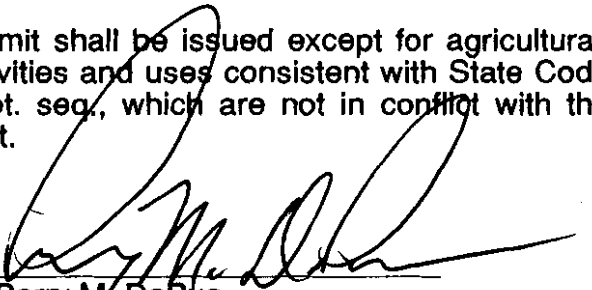
NOW THEREFORE BE IT ORDAINED:

1. That the Casey Agricultural and Forestal District is hereby continued for a period of four years beginning the seventeenth day of November, 1990, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.1-1506 et. seq.
2. That the district shall include the following parcels:

(37-1)(1-2)	Wilford Family Trust	45.00 ac.
(37-1)(1-1)	Wilford Family Trust	32.12 ac.
(37-2)(1-1)	Charles C. New	45.00 ac.
(38-3)(1-1)	Peggy W. Zuzma & Wm. Baskett Trustee	44.67 ac.
(37-3)(1-4)	J. G. Warburton	165.58 ac.
(38-4)(1-1)	Robert T. & Calvin L. Casey (part)	249.63 ac.
(38-4)(1-7)	R.T. & C.L. & C.B. Casey (part)	275.71 ac.
(38-4)(1-27)	Fern C. Renick	32.75 ac.
(47-2)(1-1)	J. G. Warburton	31.47 ac.
(38-3)(1-18)	Sasha L. & Mary K. Knott Digges	45.45 ac.

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 Virginia Code, Section 15.1-1512, 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 and no application for such rezoning shall be filed earlier than 6 months prior to the expiration of the district.
 - c. No Special Use Permit shall be issued except for agricultural, forestal or other activities and uses consistent with State Code Section 15.1-1506 et. seq., which are not in conflict with the policies of this district.



Perry M. DePue
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
NORMENT	AYE
TAYLOR	AYE
EDWARDS	AYE
KNUDSON	AYE
DEPUE	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 1st day of October, 1990.

1503w