

OCT 19 1994

ORDINANCE NO. 164A-5

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

CROAKER AGRICULTURAL AND FORESTAL DISTRICT (AFD-2-86)

WHEREAS, James City County, has completed a review of the Croaker 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 notices have been filed, public hearings have been advertised, and public hearings have been held on the continuation of the Croaker Agricultural and Forestal District; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on September 14, 1994, unanimously recommended approval of the application; and

WHEREAS, the Planning Commission following its public hearing on October 11, 1994, recommended approval of the application.

NOW, THEREFORE, BE IT ORDAINED,

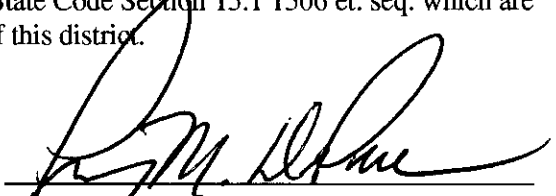
1. The Croaker Agricultural and Forestal District is hereby continued for a period of four years beginning the nineteenth day of October, 1994, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.1-1506 et. seq.

2. That the district shall include the following parcels:

(15-3)(1-44)	U.V.B. Citizens & Marine Trust, Hankins Land Trust	119.00 ac.
(14-4)(1-15)	Apperson	76.00 ac.
(15-3)(1-43)	McManus/United Virginia Bank	119.85 ac.
(15-3)(1-42)	McManus/United Virginia Bank	10.10 ac.
(15-3)(1-36)	McManus/United Virginia Bank	40.40 ac.
(15-3)(1-34)	Clara E. Richardson	34.00 ac.
(15-3)(1-2)	Clara E. Richardson	42.76 ac.
(14-4)(1-10)	Carlton A. Pieper	40.00 ac.
(14-4)(1-9)	Robert Solomon	50.00 ac.
(13-2)(1-18)	Wenger Land Trust	95.30 ac.
(14-1)(1-1)	Wenger Land Trust	150.00 ac.
(14-1)(1-14)	Wenger Land Trust	143.50 ac.
(15-3)(1-35)	Ballard	57.00 ac.
(15-3)(1-18)	Atkins	16.42 ac.
(15-3)(1-19)	Atkins	16.42 ac.
(15-3)(1-29)	Atkins	<u>31.86 ac.</u>
	Total	<u>1,042.61 ac.</u>

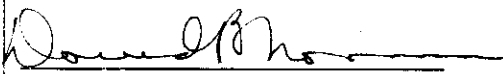
provided, however, that all land within 25 feet of the road rights-of-way of Croaker Road (Route 607), Riverview Road (Route 606), Fenton Mill Road (Route 602), Ware Creek Road (Route 606), Mount Laurel Road (Route 608), and Moss Side Lane (Route 609) be excluded from the district.

3. That pursuant to the Virginia Code, Section 15.1-1512, as amended, the Board of Supervisors requires that no parcel in the Croaker 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 to six 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>
MAGOON	AYE
EDWARDS	AYE
TAYLOR	AYE
SISK	AYE
DEPUE	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 19th day of October, 1994.