

JAN 14 1997

ORDINANCE NO. 170A-8BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIAGORDON CREEKAGRICULTURAL AND FORESTAL DISTRICT (AFD-9-86)

- WHEREAS, the Gordon Creek Agricultural and Forestal District is an existing agricultural and forestal district in James City County; 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 ordinance amendment to the Gordon Creek Agricultural and Forestal District; and
- WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on November 21, 1996, unanimously recommended denial of the amendment; and
- WHEREAS, the Planning Commission following its public hearing on December 2, 1996, recommended approval of the application by a vote of 4-3.

NOW, THEREFORE, BE IT ORDAINED:

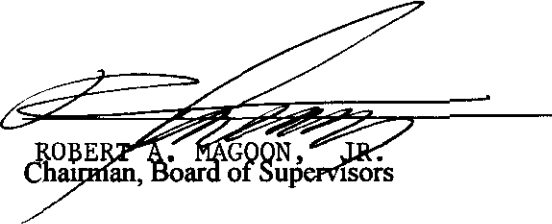
1. The Gordon Creek Agricultural and Forestal District is hereby amended beginning the fourteenth day of January, 1997, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.1-1506 et. seq.
2. That the district shall include the following parcels:

(35-2)(1-16)	Robert T. Armistead Trustee	369.00 ac.
(36-3)(1-1)	Robert T. Armistead	163.88 ac.
(30-3)(1-4)	Rosa Armistead, Est.	23.00 ac.
(35-4)(1-1)	John G. Warburton, Est.	394.50 ac.
(35-2)(1-1)	Carolyn B. Warburton, Est.	86.64 ac.
(34-3)(1-1)	J. W. and Lula Minor, Est. and Nancy Shelby	58.00 ac.
(34-2)(1-2)	Linwood and Lula Minor, et. als.	256.00 ac.
(36-3)(1-3)	John G. Warburton, Est.	264.00 ac.
(36-1)(1-3)	Jane T. Carsewell	44.00 ac.
(36-1)(1-6)	Thomas L. and Victoria R Hitchens	35.00 ac.
(36-2)(1-40)	Alma Walls Thompson	143.25 ac.
(36-2)(1-1)	Fred M. Jones	175.50 ac.
(36-2)(1-1B)	Gordon Creek Landing	25.27 ac.
(36-2)(1-2)	Charles G. and June J. Kagey	50.40 ac.
(36-2)(1-3)	Charles G. and June J. Kagey	25.20 ac.
(43-2)(1-1)	Eugene Hofmeyer	124.10 ac.
(36-4)(1-7)	J. C. Richardson, et als.	116.94 ac.
(36-4)(1-8)	J. C. Richardson, et als.	38.00 ac.
(30-3)(1-3)	J. C. Richardson, et als.	33.00 ac.
(36-1)(1-4)	John G. Warburton	40.00 ac.
(44-1)(1-1)	Powhatan Association	387.42 ac.

(35-3)(1-1)	Powhatan Hunt Club	241.68 ac.
(36-2)(1-18)	Richardson	95.53 ac.
(35-4)(1-9)	John C. and Carol Jamison	57.60 ac.
(34-2)(1-1)	Linda Gordon	35.30 ac.
(35-1)(1-3)	Nayses Bay Land Company	28.0 acres
(35-1)(1-6)	Nayses Bay Land Company	11.0 acres
(35-1)(1-7)	Nayses Bay Land Company	3.5 acres
(29-4)(1-3)	Mr. William Kane	4.00 ac.
(30-3)(1-7)	Mr. William Kane	8.00 ac.
(35-2)(1-7)	Mr. William Kane	131.00 ac.
(36-1)(1-1)	Mr. William Kane	8.33 ac.
(36-1)(1-2)	Mr. William Kane	13.00 ac.
(44-1)(1-2)	Maloney, Smith, Hawkins	<u>26.00 ac.</u>
	Total	<u>3,516.04 ac.</u>


provided, however, that all land within 25 feet of the road rights-of-way of News Road (Route 613), Centerville Road (Route 614), and John Tyler Highway (Route 5) shall 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 Gordon Creek 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 outside the primary service area and within the Agricultural and Forestal District may be rezoned and no application for such rezoning shall be filed earlier than six months prior to the expiration of the district. Parcels inside the Primary Service Area and within the Agricultural and Forestal District may be withdrawn from the district in accordance with the Board of Supervisors' policy pertaining to Withdrawal of Lands from Agricultural and Forestal Districts within the Primary Service Area, adopted September 24, 1996.
 - 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.



ROBERT A. MAGOON, JR.
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
EDWARDS	AYE
TAYLOR	NAY
SISK	AYE
DEPUE	AYE
MAGOON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of January, 1997.

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