

JAN 14 1997

ORDINANCE NO. 174A-5BOARD OF SUPERVISORS  
JAMES CITY COUNTY  
VIRGINIACASEY AGRICULTURAL AND FORESTAL DISTRICT (AFD-8-86)

WHEREAS, the Casey Agricultural and Forestal District is an existing agricultural and forestal 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 Casey 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 amendment by a vote of 4-3.

NOW, THEREFORE, BE IT ORDAINED,

1. The Casey 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:

|              |                                      |                   |
|--------------|--------------------------------------|-------------------|
| (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.        |
| (47-2)(1-1)  | J. G. Warburton                      | 31.47 ac.         |
| (38-3)(1-18) | Sasha L. & Mary K. Knott Digges      | <u>45.45 ac.</u>  |
|              | Total                                | <u>934.63 ac.</u> |

provided, however, that all land within 25 feet of the road rights-of-way of Strawberry Plains Road (Route 616), and News Road (Route 613) shall be excluded from the district and 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 the 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 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  
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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