

JAN 14 1997

ORDINANCE NO. 182A-3

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

R. T. ARMISTEAD

AGRICULTURAL AND FORESTAL DISTRICT (AFD-1-89)

WHEREAS, the R. T. Armistead Agricultural and Forestal District is an existing 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 ordinance amendments to the R. T. Armistead Agricultural and Forestal District; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on November 2, 1996, unanimously recommended denial of the amendment; and

WHEREAS, the Planning Commission following its public hearing on December 2, 1996, unanimously recommended approval of the approval of the application by a vote of 4-3.

NOW, THEREFORE, BE IT RESOLVED

1. That the R. T. Armistead 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:

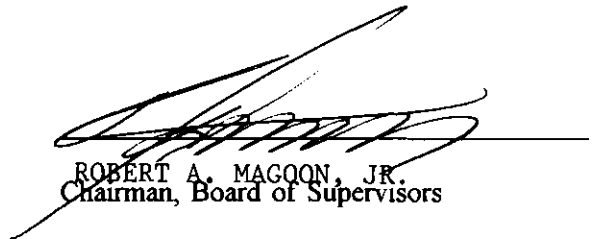
(31-3)(1-30)	Elizabeth Carter	90.075	acres
(31-2)(1-17)	R. T. Armistead	84.005	acres
(31-2)(1-14)	R. T. Armistead	54.033	acres
(31-3)(1-29)	R. T. Armistead	132.008	acres
(31-4)(1-1)	R. T. Armistead	<u>41.779</u>	acres
		<u>403.439</u>	acres

provided, however, that all land within 25 feet of the right-of-way of Longhill Road (Route 612) and Centerville Road (Route 614) 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 R. T. Armistead 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:

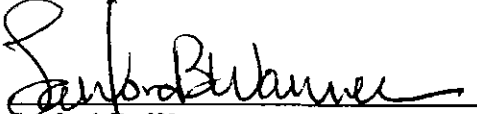
a. The subdivision of land is limited to parcels of 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family.

- 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 the State Code Section 15.1-1506 et. seq. which are not in conflict with the policies of this district. No Special Use Permit for sewer extensions shall be issued except those consistent with the Master Sewer plan which are not in conflict with the policies of the district. Only existing dwellings in the AFD shall connect to the above-mentioned sewer extensions.



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

ATTEST:



Sanford B. Wanner
Clerk to the Board

SUPERVISOR	VOTE
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, 1996.

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