

ADOPTED

FEB 14 2017

Board of Supervisors
James City County, VA

ORDINANCE NO. 163A-5

AFD-01-94-12016. WRIGHT'S ISLAND AGRICULTURAL AND

FORESTAL DISTRICT ADDITION - 6550 AND 6520 MENZELS ROAD

WHEREAS, a request has been filed with the Board of Supervisors of James City County, Virginia, (the "Board of Supervisors") to add ± 16.9 acres of land owned by Old Shipyard Landing, LLC located at 6550 and 6520 Menzels Road and identified as James City County Real Estate Tax Map Parcels Nos. 2030100002 and 2030100005, respectively, to Agricultural and Forestal District (AFD) 01-94, which is generally known as the "Wright's Island Agricultural and Forestal District" (the "Application"); and

WHEREAS, at its January 13, 2017 meeting, the AFD Advisory Committee voted 7-0 to recommend approval of the Application; and

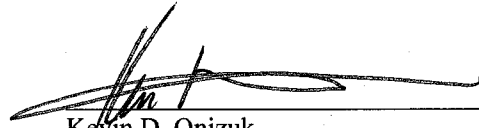
WHEREAS, a public hearing was advertised and held by the Planning Commission (the "Commission") at its February 1, 2017 meeting, after which the Commission voted 7-0 to recommend approval of the Application; and

WHEREAS, a public hearing was advertised and held by the Board of Supervisors.

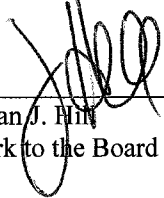
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby adds ± 16.9 acres located at 6550 and 6520 Menzels Road and identified as James City County Real Estate Tax Map Parcels Nos. 2030100002 and 2030100005, respectively, to AFD 01-94, which is generally known as the "Wright's Island Agricultural and Forestal District" with the following conditions:

1. The subdivision of land is limited to 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, as defined in the James City County Subdivision Ordinance. Parcels of up to five acres, including necessary access roads, may be subdivided for the siting of Wireless Communication Facilities (WCF), provided: a) the subdivision does not result in the total acreage of the District to drop below 200 acres; and b) the subdivision does not result in a remnant parcel of less than 25 acres.
2. No land outside the Primary Service Area (PSA) and within the AFD may be rezoned and no application for such rezoning shall be filed earlier than six months prior to the expiration of the District. Land outside the PSA and within the AFD, may be withdrawn from the District in accordance with the Board of Supervisors' policy pertaining to Withdrawal of Lands from AFDs outside the PSA, adopted September 24, 1996, as amended. Land inside the PSA and within the AFD, may be withdrawn from the District in accordance with the Board of Supervisors' policy pertaining to Withdrawal of Lands from AFDs within the PSA, adopted September 24, 1996, as amended.

- 3. No Special Use Permit (SUP) shall be issued except for agricultural, forestal or other activities and uses consistent with State Code, Section 15.2-4301 et. seq., which are not in conflict with the policies of this District. The Board of Supervisors, at its discretion, may issue SUPs for WCF and AFD properties which are in accordance with the County's policies and ordinances regulating such facilities.


 Kevin D. Onizuk
 Chairman, Board of Supervisors

ATTEST:


 Bryan J. Hill
 Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ONIZUK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2017.

AFD01-1-16WrightsIsld-res