

ADOPTED

DEC 12 2017

Board of Supervisors
James City County, VA

ORDINANCE NO. 164A-16

AFD-02-86-1-2017. CROAKER

AGRICULTURAL AND FORESTAL DISTRICT ADDITION -

9730 SYCAMORE LANDING ROAD

WHEREAS, a request has been filed with the Board of Supervisors of James City County, Virginia, (the "Board of Supervisors") to add ±48.49 acres of land owned by Mitchell Family LTD Partnership located at 9730 Sycamore Landing Road and identified as James City County Real Estate Tax Map/Parcel No. 0740100002 to Agricultural and Forestal District (AFD)-02-86, which is generally known as the "Croaker Agricultural and Forestal District" (the "Application"); and

WHEREAS, at its October 12, 2017 meeting, the AFD Advisory Committee voted 5-1 that the parcel is agriculturally and forestally significant land and to recommend approval of the Application; and

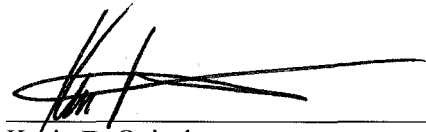
WHEREAS, a public hearing was advertised and held by the Planning Commission (the "Commission") at its November 1, 2017 meeting, after which the Commission voted 7-0 to recommend approval of the Application; and

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

NOW, THEREFORE, BE IT ORDAINED that the Board of Supervisors of James City County, Virginia, finds that the property consisting of ±48.49 acres located at 9730 Sycamore Landing Rd. and identified as James City County Real Estate Tax Map Parcel No. 0740100002 (the "Property") contains agriculturally and forestally significant land and hereby adds the Property to Agricultural and Forestal District 02-86, which is generally known as the "Croaker Agricultural and Forestal District" (the "District") with the following conditions:

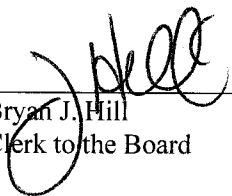
1. The subdivision of land is limited to 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family, as defined in the James City County Subdivision Ordinance. Parcels of up to five acres, including necessary access roads, may be subdivided for the siting of communications towers and related equipment 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 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 within the AFD may be withdrawn from the District in accordance with the Board of Supervisors' Policy Governing the Withdrawals of Property from AFDs, adopted September 28, 2010, as amended.

3. No Special Use Permit (SUP) shall be issued except for agricultural, forestal, or other activities and uses consistent with Section 15.2-4301 et. seq. of the Code of Virginia, which are not in conflict with the policies of the District. The Board of Supervisors, at its discretion, may issue SUPs for wireless communications facilities on 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>
MCGLENNON	✓	—	—
SADLER	✓	—	—
HIPPLE	✓	—	—
LARSON	✓	—	—
ONIZUK	✓	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of December, 2017.

AFD2-86-1-17-9730Sycamre-res