

ADOPTED

NOV 12 2019

ORDINANCE NO. 31B-2

Board of Supervisors
James City County, VA

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REMOVE APPROXIMATELY 2,659.6 ACRES FROM THE STONEHOUSE PUD, PLANNED UNIT DEVELOPMENT MASTER PLAN, AMEND LAND USE DESIGNATIONS ON THE STONEHOUSE PUD, PLANNED UNIT DEVELOPMENT MASTER PLAN, AND AMEND AND RESTATE PROFFERS.

CASE NOS. Z-19-0010 AND MP-18-0002. STONEHOUSE PLANNED COMMUNITY PROFFER

AND MASTER PLAN AMENDMENTS

WHEREAS, Mr. Tim Trant, on behalf of SCP-JTL Stonehouse Owner 2 LLC, has applied to reduce the size of the Stonehouse PUD, Planned Unit Development master planned area by approximately 2,659.6 acres and for various master plan and proffer amendments to a remaining portion of the Stonehouse PUD, Planned Unit Development master plan area, which consists of approximately 1,913.3 acres; and

WHEREAS, the properties subject to Case Nos. Z-19-0010 and MP-18-0002 are located at the following addresses and James City County Real Estate Tax Map Parcel Numbers:

1. 9100, 9101, 9150, 9205, 9250, 9351, 9550, and 9800 Six Mount Zion Road, further identified as Tax Parcels: 0540100016, 0540100002, 0540100012, 0540100017, 0540100011, 0540100015, 0630100006, and 0630100005, respectively.
2. 170 Sand Hill Road, further identified as Tax Parcel: 1310100019.
3. 3820 Rochambeau Drive, further identified as Tax Parcel: 1310100008A.
4. 8915 Barhamsville Road, further identified as Tax Parcel: 0640100001.
5. 3029 Heartwood Crossing, further identified as Tax Parcel: 0530100020.
6. 9235, 9354, 9360, 9370, 9415, 9423, and 9431 Fieldstone Parkway, further identified as Tax Parcels: 0440100029, 0440100025, 0440100030, 0530100009, 0530100025, 0530100024, and 0530100023, respectively.
7. 9495, 9471, 9473, 9475, 9481, 9483, 9485, 9487, 9489, 9488, 9486, 9484, 9480, 9478, 9476, 9474, 9472, and 9470 Astilbe Lane, further identified as Tax Parcels: 0540800001A, 0540800022, 0540800023, 0540800024, 0540800025, 0540800026, 0540800027, 0540800028, 0540800029, 0540800078, 0540800079, 0540800080, 0540800081, 0540800082, 0540800083, 0540800084, 0540800085, and 0540800086, respectively.
8. 3451, 3453, 3455, 3457, 3456, 3454, 3450, 3448, 3446, and 3444 Foxglove Drive, further identified as Tax Parcels: 0540800030, 0540800031, 0540800032, 0540800033, 0540800036, 0540800037, 0540800038, 0540800039, 0540800040, and 0540800041, respectively.
9. 9507, 9511, 9515, 9519, 9523, 9527, 9531, 9541, 9545, 9549, 9553, 9557, 9561, 9565, 9569, 9573, 9577, 9581, 9585, 9589, 9572, 9568, 9564, 9560, 9556, 9552, and

9535 Goddin Court, further identified as Tax Parcels: 0540900002, 0540900003, 0540900004, 0540900005, 0540900006, 0540900007, 0540900008, 0540900009, 0540900010, 0540900011, 0540900012, 0540900013, 0540900014, 0540900015, 0540900016, 0540900017, 0540900018, 0540900019, 0540900020, 0540900021, 0540900022, 0540900023, 0540900024, 0540900025, 0540900026, 0540900027, and 0540900001A, respectively.

10. An unaddressed parcel identified as Tax Parcel: 1210100047.

WHEREAS, the location of the master plan reduction area and the other master plan amendments are shown on the plan prepared by ColeJenest & Stone, dated July 2019, entitled "Stonehouse Virginia Rezoning and Master Plan Resubmittal" (the "Master Plan"); and

WHEREAS, the Planning Commission, following its public hearing on October 2, 2019, recommended approval of Case Nos. Z-19-0010 and MP-18-0002, by a vote of 4-2; and

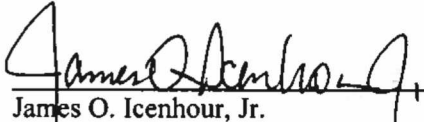
WHEREAS, in accordance with § 15.2-2204 of the Code of Virginia, and Section 24-13 of the James City County Zoning Ordinance, a public hearing was advertised, adjoining property owners notified, and a hearing scheduled for Case Nos. Z-19-0010 and MP-18-0002; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case Nos. Z-19-0010 and MP-18-0002 to be required by public necessity, convenience, general welfare, and good zoning practice.

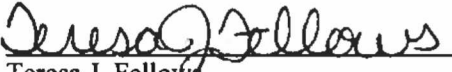
NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Case Nos. Z-19-0010 and MP-18-0002 are hereby approved as described therein and the voluntary proffers are accepted.

BE IT FURTHER ORDAINED that the Board of Supervisors of James City County, Virginia, does hereby acknowledge that the Transportation Improvements (#3) and Work Force Housing (#13) proffers contained in the previous Stonehouse Amended and Restated Proffer Set dated November 27, 2007 and recorded in the Clerk's Office as Instrument No. 080007838 shall be considered satisfied and superseded by the adoption of the Transportation Improvements (#3) and Work Force Housing (#11) proffers associated with the cases approved herein.

BE IT FURTHER ORDAINED that the Board of Supervisors of James City County, Virginia, does hereby authorize the County Administrator or designee to entire into the Memorandum of Understanding Between James City County and SCP-JTL Stonehouse Owner 1, LLC and SCP-JTL Stonehouse Owner 2, LLC.


James O. Icenhour, Jr.
Chairman, Board of Supervisors

ATTEST:


Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	AYE	NAY	ABSTAIN
HIPPLE	<input checked="" type="checkbox"/>		
LARSON		<input checked="" type="checkbox"/>	
SADLER	<input checked="" type="checkbox"/>		
MCGLENNON	<input checked="" type="checkbox"/>		
ICENHOUR	<input checked="" type="checkbox"/>		

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of November, 2019.