

**ADOPTED**

**MAY 14 2024**

**Board of Supervisors  
James City County, VA**

ORDINANCE NO. 31B-20

**AN ORDINANCE AMENDING THE FORD'S COLONY MASTER PLAN AND EXISTING  
PROFFERS TO CHANGE OPEN SPACE EASEMENT DEDICATION AS DESCRIBED IN  
CASE NO. Z-24-0004/MP-24-0001. FORD'S COLONY PROFFER AMENDMENT**

- WHEREAS, on March 12, 1973, by the approval of Case No. Z-1-73, the Board of Supervisors rezoned certain property from A-1, General Agricultural District to R-4, Residential Planned Community District, which development was to be known as "Middle Plantation; and
- WHEREAS, over the following decade, Middle Plantation transitioned into the development known as "Ford's Colony"; and
- WHEREAS, on March 16, 1987, the Board of Supervisors approved Case No. MP-0004-1986, which added 750 acres zoned R-2, General Residential to the existing R-4, Residential Planned Community District with Restated Proffers (the "Original Proffers"); and
- WHEREAS, the Original Proffers have been amended and restated many times over the years, including Amended and Restated Ford's Colony Proffers approved by the Board of Supervisors dated October 1, 1987, August 26, 1993, September 29, 1995, January 24, 1999, September 20, 2002, January 6, 2005, May 12, 2020, and September 13, 2022, which added properties, proffers related to impacts from those additions, and retained other proffers contained in the Original Proffers (collectively the "Existing Proffers"); and
- WHEREAS, Ms. Susan Tarley of Tarley Robinson, PLC, has applied for an amendment to the Existing Proffers and adopted Master Plan on behalf of the Ford's Colony Homeowners Association ("FCHOA") to recategorize 6.76 acres of open space, thereby removing the obligation of dedication of a future public service site to the County and dedicating the site for use by the FCHOA as a non-residential, service, and amenity site on the adopted Ford's Colony Master Plan; and
- WHEREAS, the property subject to the application is located at 125 Firestone and is further identified as James City County Real Estate Tax Map Parcel No. 3740100019; and
- WHEREAS, the Planning Commission, following its public hearing on April 3, 2024, recommended approval of Case No. Z-24-0004/MP-24-0001. Ford's Colony Master Plan and Proffer Amendment by a vote of 7-0; and
- WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-24-0004/MP-24-0001 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 No. Z-24-0004/MP-24-0001 is hereby approved as described therein and the amended voluntary proffers are accepted.



Ruth M. Larson  
Chair, Board of Supervisors

ATTEST:



Teresa J. Saeed  
Deputy Clerk to the Board

NULL  
HIPPLE  
MCGLENNON  
ICENHOUR  
LARSON

VOTES

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of May, 2024.

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