

ADOPTED

OCT 08 2024

ORDINANCE NO. 31B-24

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

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 2.75 ACRES FROM R-8, RURAL RESIDENTIAL TO B-1, GENERAL BUSINESS WITH PROFFERS.

WHEREAS, Mr. Timothy Trant II of Kaufman & Canoles P.C., on behalf of Mr. Brett Skinner of Verdad Real Estate Development, has applied to rezone approximately 2.75 acres from R-8, Rural Residential to B-1, General Business with Proffers; and

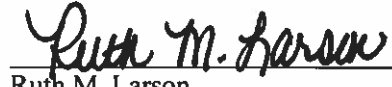
WHEREAS, the properties are located at 4744 Old News Road, 3897 Ironbound Road, and 3905 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel Nos. 3830100002A, 3830100004, and 3830100003 (the "Properties") and shown on the Master Plan entitled "Monticello Avenue Shops" prepared by AES Consulting Engineers and dated July 12, 2024 (the "Master Plan"); and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. Z-23-0001; and

WHEREAS, the Planning Commission of James City County, Virginia, following its consideration on August 7, 2024, recommended approval of Case No. Z-23-0001 by a vote of 6-0; and


WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-23-0001 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-23-0001 is hereby approved as described therein.



Ruth M. Larson
Chair, Board of Supervisors

ATTEST:


Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
NULL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of October, 2024.

RZ23-1-SUP23-31Mont-2p-ord