

ADOPTED

DEC 10 2024

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

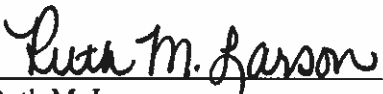
ORDINANCE NO. 31B-26

AN ORDINANCE AMENDING THE POWHATAN TERRACE MASTER PLAN AND EXISTING PROFFERS AS DESCRIBED IN CASE NO. MP-24-0004/Z-24-0010.


- WHEREAS,** on March 25, 2008, the Board of Supervisors approved Case No. Z-0007-2007/MP-0005-2007/SUP-0020-2007, which rezoned ± 16.5 acres zoned LB, Limited Business, and R-2, General Residential, to R-2, General Residential, with Proffers (the “Original Proffers”); and
- WHEREAS,** on January 9, 2018, the Board of Supervisors approved Case No. Z-0004-2017, which amended Condition No. 1 of the Original Proffers to allow rental of units; and
- WHEREAS,** on March 12, 2019, the Board of Supervisors approved Case No. Z-19-0001, which amended Condition No. 19 of the Original Proffers to allow units to be offered for rent through the Low-Income Housing Tax Credit Program; and
- WHEREAS,** on February 9, 2021, the Board of Supervisors approved Case No. Z-20-0005, which amended Condition Nos. 2, 4, 8, 13, 15, 17, and 19 of the Original Proffers to clarify obligations and responsibilities of the property owner, reduce cash proffers in accordance with the Housing Opportunities Policy, change the green building standard to the Energy Star Program, clarify future monitoring and mitigation requirements related to on-site petroleum contamination, and clarify affordable housing assurances for a 30-year period (the Original Proffers as amended by Z-0004-2017, Z-19-0001, and Z-20-0005 referred to as the “Existing Proffers”); and
- WHEREAS,** on behalf of JTR Properties, LLC, Mr. Greg Davis of Kaufman & Canoles, P.C. has applied to amend the Existing Proffers and adopted Master Plan to reduce the permitted density to a less intensive residential use for the development of four residential lots each containing one single-family dwelling; and
- WHEREAS,** the property subject to the application is located at 1676 Jamestown Road and can be further identified as James City County Real Estate Tax Map Parcel No. 4730100036; and
- WHEREAS,** a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. MP-24-0004/Z-24-0010; and
- WHEREAS,** the Planning Commission of James City County, following its consideration on November 6, 2024, recommended approval of Case No. MP-24-0004/Z-24-0010, by a vote of 7-0; and
- WHEREAS,** the Board of Supervisors of James City County, Virginia, finds Case No. MP-24-0004/Z-24-0010 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. MP-24-0004/Z-24-0010 is hereby approved as described therein and the
amended voluntary proffers are accepted.

BE IT FURTHER ORDAINED that Case No. SUP-0020-2007 shall be considered null and void with
approval of Case No. MP-24-0004/Z-24-0010 and the amended voluntary proffers
accepted.


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"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input 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 10th day of
December, 2024.