

**ADOPTED**

**MAY 13 2025**

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

ORDINANCE NO. 31B-27

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 9.25 ACRES AT 6945, 6927, AND 6951 POCAHONTAS TRAIL (JAMES CITY COUNTY REAL ESTATE TAX MAP PARCEL NOS. 4130100001, 4130100001A, AND 4130100001B) FROM B-1, GENERAL BUSINESS TO MU, MIXED USE, WITH PROFFERS AS DESCRIBED IN CASE NO. Z-24-0014 AND MP-25-0001.

WHEREAS, Mr. Jason Grimes of AES Consulting Engineers, Mr. Vernon Geddy, III, of Geddy, Harris, Franck & Hickman, LLP, and Mr. David Walkin of Conserve Holdings have applied to rezone approximately 9.25 acres from B-1, General Business to MU, Mixed Use, with Proffers; and

WHEREAS, the properties proposed to be rezoned are located at 6945, 6927, and 6951 Pocahontas Trail, further identified as James City County Real Estate Tax Map Parcel Nos. 4130100001, 4130100001A, and 4130100001B, and are shown on the Master Plan titled "Master Plan for Fort Magruder" dated January 13, 2024 (the "Master Plan"); and

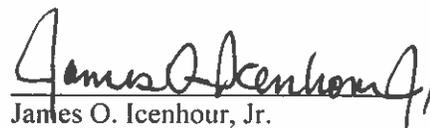
WHEREAS, the Planning Commission, following its public hearing on April 2, 2025, recommended approval with proffers of Case No. Z-24-0014 and MP-25-0001 by a vote of 6-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. Z-24-0014 and MP-25-0001; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-24-0014 and MP-25-0001 to promote the health, safety, convenience, and general welfare of the public and further accomplish the objectives of zoning.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Case No. Z-24-0014 and MP-25-0001 is hereby approved as described therein and the voluntary proffers are accepted.



  
James O. Icenhour, Jr.  
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>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NULL	<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"/>
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"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of May, 2025.