

**ADOPTED**

**MAY 13 2025**

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

ORDINANCE NO. 31B-28

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 2.24 ACRES AT 4125 S RIVERSIDE DRIVE (JAMES CITY COUNTY REAL ESTATE TAX MAP PARCEL NO. 1910900012A) FROM R-2, GENERAL RESIDENTIAL TO A-1, GENERAL AGRICULTURAL, WITH PROFFERS AS DESCRIBED IN CASE NO. Z-24-0012.

WHEREAS, Mr. Jason Grimes of AES Consulting Engineers, has applied on behalf of Sincere Estates, LLC, to rezone approximately 2.24 acres from R-2, General Residential to A-1, General Agricultural, with Proffers; and

WHEREAS, the property proposed to be rezoned is located at 4125 S Riverside Drive and further identified as James City County Real Estate Tax Map Parcel No. 1910900012A, and is shown on the Master Plan titled "Rezoning for Chickahominy Marina" dated October 17, 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-24-0012 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-24-0012; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-24-0012 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-24-0012 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

HIPPLE  
NULL  
LARSON  
MCGLENNON  
ICENHOUR

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 13th day of May, 2025.

RZ24-12\_SUP24-23CHMrna-ord