

ADOPTED

MAR 10 2026

Board of Supervisors
James City County, VA

ORDINANCE NO. 31B-30

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 3.6 ACRES AT 297 AND 279 NECK-O-LAND ROAD (JAMES CITY COUNTY REAL ESTATE TAX MAP PARCEL NOS. 4730100047 AND 4730100043, RESPECTIVELY) FROM R-8, RURAL RESIDENTIAL TO R-2, GENERAL RESIDENTIAL, WITH PROFFERS, AS DESCRIBED IN CASE NO. Z-25-0003.

WHEREAS, Mr. Vernon Geddy of Geddy & Franck, LLP, has applied on behalf of Ms. Marina and Mr. Konstantin Flotiadis, to rezone approximately 3.6 acres from R-8, Rural Residential to R-2, General Residential, with Proffers; and

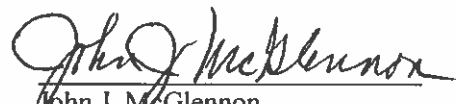
WHEREAS, the properties proposed to be rezoned are located at 297 and 279 Neck-O-Land Road and further identified as James City County Real Estate Tax Map Parcel Nos. 4730100047 and 4730100043, respectively, and are shown on the on the exhibit drawn by Landtech Resources, Inc., entitled, "Master Plan 297 Neck-O-Land Road JCC Parcels #4730100047 & #4730100043" dated January 22, 2026 (the "Master Plan"); and

WHEREAS, the Planning Commission, following its public hearing on February 4, 2026, recommended approval with proffers of Case No. Z-25-0003 by a vote of 7-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. Z-25-0003; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-25-0003 to promote the health, safety, convenience, and general welfare of the public and further accomplish the objectives of zoning.

NOW, THEREFORE, BE IT ORDAINED that the Board of Supervisors of James City County, Virginia, that Case No. Z-25-0003 is hereby approved as described therein and the voluntary proffers are accepted.


John J. McGlennon
Chair, Board of Supervisors

ATTEST:


Teresa J. Saad
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
WAINWRIGHT	☒	☐	☐	☐
NULL	☒	☐	☐	☐
ICENHOUR	☒	☐	☐	☐
LARSON	☒	☐	☐	☐
MCGLENNON	☒	☐	☐	☐

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of March, 2026.

RZ25-3_SUP25-6NkOLand-ord