

ADOPTED

MAY 12 2026

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

ORDINANCE NO. 31B-31

AN ORDINANCE TO AMEND THE FORD'S VILLAGE MASTER PLAN AND EXISTING PROFFERS RECORDED AS INSTRUMENT NO. 202213779, APPROVED AS PART OF CASE NO. Z-21-0012/MP-21-0003, TO PERMIT A DIFFERENT MIX OF UNIT TYPES, RECREATIONAL AMENITIES AND PROJECT PHASING AS DESCRIBED IN CASE NO. Z-25-0006/MP-25-0004.

WHEREAS, on July 8, 2008, the Board of Supervisors approved Case No. Z-08-07/MP-06-07 which included a Master Plan and proffers regulating the development of a proposed Continuing Care Retirement Facility, including but not limited to the number of units, unit type, cash contributions for impact mitigation, and stormwater management (the "Original Master Plan and Proffers"), on the parcel located at 3889 News Road, James City County, Virginia, further identified as James City County Real Estate Tax Map Parcel No. 3730100004 (the "Property"); and

WHEREAS, on September 13, 2022, the Board of Supervisors approved Case No. Z-21-0012/MP-21-0003 which amended the Original Master Plan and Proffers to permit a different mix of unit types, site design, and development approach (the "Existing Master Plan and Proffers"); and

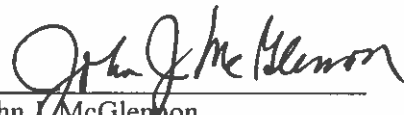
WHEREAS, Mr. Graham Corson of AES Consulting Engineers, and Mr. Vernon Geddy of Geddy, Harris, Franck and Hickman, LLP, have applied for an amendment to the Existing Master Plan and Proffers on behalf of the owners, Ford's Village, LLC, to permit a different mix of unit types, recreational amenities, and adjustments to the project phasing; and

WHEREAS, the Planning Commission, following its public hearing on November 5, 2025, recommended approval of Case No. Z-25-0006/MP-25-0004 by a vote of 5-1; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-25-0006/MP-25-0004 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-25-0006/MP-25-0004 is hereby approved as described therein and the amended voluntary proffers are accepted.




John J. McGlenon
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>
WAINWRIGHT	☒	☐	☐	☐
NULL	☒	☐	☐	☐
ICENHOUR	☐	☒	☐	☐
LARSON	☒	☐	☐	☐
MCGLENNON	☐	☒	☐	☐

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of May, 2026.

RZ25-6MP25-4FrdVil-ord