

**ADOPTED**

**NOV 17 1986**

**ORDINANCE NO. 164**

Establishing the Croaker  
Agricultural and Forestal District  
(AFD-2-86)

**BOARD OF SUPERVISORS**  
**JAMES CITY COUNTY**  
**VIRGINIA**

- WHEREAS, an application for the creation of an Agricultural and Forestal District in the Croaker area has been filed with the James City County Board of Supervisors; and
- WHEREAS, in accordance with Sections 15.1-1511(B), (C) and (D) of the Code of Virginia, public notices have been filed, public hearings have been advertised, and public hearings have been held on the application for an Agricultural and Forestal district in the Croaker area; and
- WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on August 20, 1986 recommended approval of the application; and
- WHEREAS, the Planning Commission following its public hearing on September 23, 1986 recommended approval of the application.

**NOW THEREFORE BE IT ORDAINED:**

1. That the Croaker Agricultural and Forestal District is hereby established for a period of four years beginning this seventeenth day of November, 1986, in accordance with the provisions of Title 13.1, Chapter 36, Sections 15.1-1506 through 15.1-1513, Code of Virginia (1950), as amended.
2. That the district shall include the following parcels:

(14-3)(1-40)	U.V.B. Citizens & Marine Trust, Hankins Land Trust	421.773 ac.
(15-3)(1-44)	U.V.B. Citizens & Marine Trust, Hankins Land Trust	119.00 ac.
(14-4)(1-15)	Albert F. Peterson	75.0 ac.
(15-3)(1-43)	United Virginia Bank	119.85 ac.
(15-3)(1-42)	United Virginia Bank	10.10 ac.
(15-3)(1-36)	United Virginia Bank	40.40 ac.
(15-3)(1-34)	Clara E. Richardson	34.0 ac.
(15-3)(1-2)	Clara E. Richardson	42.76 ac.
(14-4)(1-10)	Carlton A. Pieper	40.0 ac.
(14-4)(1-9)	Robert Solomon	50.0 ac.
(13-2)(1-18)	Wenger Land Trust	95.3 ac.
(14-1)(1-1)	Wenger Land Trust	150.0 ac.
(14-1)(1-14)	Wenger Land Trust	143.5 ac.

provided, however, that all land within 25 feet of the following road rights-of-way shall be excluded from the district:

Croaker Road (Route 607)  
Riverview Road (Route 606)  
Fenton Mill Road (Route 602)  
Moss Side Lane (Route 609)

3. That pursuant to Title 15.1, Chapter 36, Section 15.1-1512 (D) of the Code of Virginia of 1950, as amended, the Board of Supervisors requires that no parcel in the Croaker Agricultural and Forestal District be developed to a more intensive use without prior approval of the Board of Supervisors. Specifically, the following restrictions shall apply:

- (a) The subdivision of land is to be limited to parcels of 25 acres or more, except where the Board of Supervisors authorizes smaller lots to be created for residential use by members of the owner's immediate family.
- (b) No land within the Agricultural and Forestal District may be rezoned.
- (c) No Special Use Permit shall be issued except for agricultural and forestal activities which are not in conflict with the policies of this district.

*William F. Brown*

William F. Brown, Chairman  
Board of Supervisors

ATTEST:

*Darlene L. Burcham*

Darlene L. Burcham  
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, this 17th day of November, 1986.

RES01  
VG/pdc

<u>SUPERVISOR</u>	<u>VOTE</u>
Edwards	Aye
Taylor	Aye
Mahone	Nay
DePue	Aye
Brown	Aye