

MAR 25 1997

ORDINANCE NO. 173A-8

BOARD OF SUPERVISORS
JAMES CITY COUNTY
VIRGINIA

GOSPEL SPREADING CHURCH FARM

AGRICULTURAL AND FORESTAL DISTRICT (AFD 12-86)

WHEREAS, the Gospel Spreading Church Farm Agricultural and Forestal District is an existing agricultural and forestal district in James city County; and

WHEREAS, in accordance with Section 15.1-1511(F) of the Code of Virginia, property owners have been notified, public notices have been filed, public hearings have been advertised, and public hearings have been held on the ordinance amendment to the Gospel Spreading Church Farm Agricultural and Forestal District; and

WHEREAS, the Agricultural and Forestal Districts Advisory Committee at its meeting on February 20, 1997, unanimously recommended denial of the ordinance amendment; and

WHEREAS, the Planning Commission, following its public hearing on March 3, 1997, recommended approval of the ordinance amendment.

NOW, THEREFORE, BE IT ORDAINED:

1. The Gospel Spreading Church Farm Agricultural and Forestal District is hereby amended beginning the twenty-fifth day of March, 1997, in accordance with the provisions of the Virginia Agricultural and Forestal District Act, Virginia Code Section 15.1-1506 et. seq.

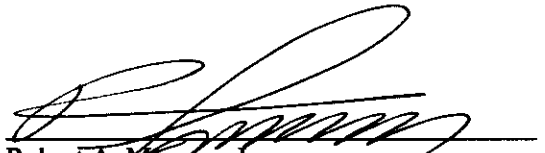
2. That the district shall include the following parcels:

(48-3)(1-35)	National Memorial for Progress of Colored People	504.47 ac.
(56-2)(1-1)	Gospel Spreading Church	458.80 ac.
(47-4)(1-33)	Dr. Stanley H. and Marvis Powell	26.46 ac.
(47-4)(1-37)	Floyd P. Carmines	27.95 ac.
(47-4)(1-11)	Lyman R. and Dorothy Hall	18.00 ac.
(47-4)(1-13)	Dorothy Hall	41.00 ac.
(48-3)(1-39)	Thomas M. Mikula	14.42 ac.
(48-3)(1-40)	Thomas M. Mikula	<u>8.55 ac.</u>
	Total	<u>1,099.65 ac.</u>

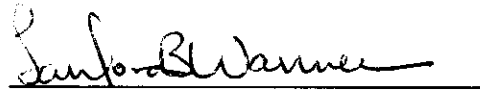
provided, however, that all land within 25 feet of the right-of-way of Treasure Island Road (Route 617), Lake Powell Road (Routes 617 and 618), Neck-O-Land Road (Route 682), and Jamestown Road (Route 31) shall be excluded from the district.

3. That pursuant to the Virginia Code, Section 15.1-1512, as amended, the Board of Supervisors requires that no parcel in the Gospel Spreading Church Farm 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 outside the Primary Service Area and within the Agricultural and Forestal District may be rezoned and no application for such rezoning shall be filed earlier than six months prior to the expiration of the district. Parcels inside the Primary Service Area and within the Agricultural and Forestal District may be withdrawn from the District in accordance with the Board of Supervisors' policy pertaining to Withdrawal of Lands from Agricultural and Forestal Districts within the Primary Service Area, adopted September 24, 1996.
- c. No Special Use Permit shall be issued except for agricultural, forestal, or other activities and uses consistent with State Code Section 15.1 1506 et. seq. which are not in conflict with the policies of this district.


 Robert A. Magoon, Jr.
 Chairman, Board of Supervisors

ATTEST:


 Sanford B. Wanner
 Secretary to the Board

SUPERVISOR	VOTE
EDWARDS	AYE
TAYLOR	NAY
SISK	AYE
DEPUE	AYE
MAGOON	AYE

Adopted by the Board of Supervisors of the James City County, Virginia, this 25th day of March, 1997.