

FAQ's

If approved, what would this ordinance amendment do to my minimum lot size?

For properties zoned A-1 General Agricultural and R-8 Rural Residential that are greater than 25 acres, this amendment would increase the minimum lot size for residential uses from three acres to 20 acres.

If my property is 25 acres or less, would this amendment change my minimum lot size?

No. These parcels are grandfathered, meaning the current three acre minimum lot size for residential uses would still be permitted.

Would I still be permitted to do a family subdivision on my property?

Yes, the process for family subdivisions is not changing for either zoning district. Family subdivision lots can be created with the three acre minimum lot size for grandfathered parcels or 20 acre minimum lot size for parcels not grandfathered. In the A-1 district, family subdivision lots that are smaller than the minimum lot sizes but at least one acre in size can be created with a Special Use Permit approved by the Board of Supervisors.

Would this change prevent me from using my property currently?

No. This change would affect the future subdivision of new parcels (for those parcels that are greater than 25 acres). For existing parcels that are less than twenty acres, existing residential uses are not affected, and for those lots that are buildable but are currently vacant, a house can still be constructed.

When is the public hearing for this meeting scheduled?

The Planning Commission will be holding a public hearing on this amendment September 7, at 6:00 P.M. in the County Government Center Board Room, 101-F Mounts Bay Rd. Dates for any subsequent meetings, including consideration by the Board of Supervisors, will be updated on the County's Zoning and Subdivision Ordinance webpage as the process continues.

<https://www.jamescitycountyva.gov/3940/Zoning-Subdivision-Ordinance-Amendments>

If I can't attend the meeting, is there a way I can send in my comments ahead of time?

Yes. If you are unable to attend the meeting or prefer to send comments in writing ahead of time, comments can be submitted to the County by mail at the address above or via email at planning@jamescitycountyva.gov.

Why was this change initiated?

During the recent Comprehensive Plan update process, the County received public input that supported the preservation of the rural character of the County. Based on this input, the Comprehensive Plan recommends a density of one residence per 20 acres in the rural areas of the County. This ordinance amendment would match the County's Zoning Ordinance to the Comprehensive Plan.

Would the elimination of the central well requirement affect the use of my current well?

No. The elimination of the central well requirement would apply for future major subdivision (six or more lots) outside of the Primary Service Area.