

RESOLUTION

CASE NO. SUP-25-96. TEXACO CONVENIENCE STORE AT FIVE FORKS

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance specific land uses that shall be subjected to a special use permit process; and

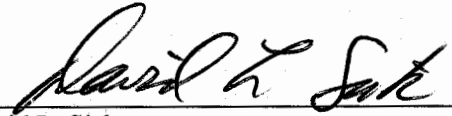
WHEREAS, the applicant has requested a special use permit to allow for the renovation of an existing Texaco gas and service station to operate a gourmet deli, gas pumps, and a convenience store at the corner of Route 5 and Ironbound Road further identified as Parcel No. (1-32) on James City County Real Estate Tax Map No. (47-1); and

WHEREAS, the Planning Commission, following its public hearing on November 4, 1996, voted 5-2 to recommend approval of this application.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit No. SUP-25-96 as described herein with the following conditions:

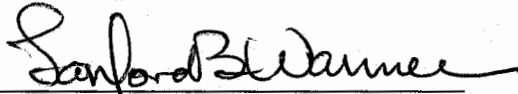
1. Any access to the site from Ironbound Road shall be so designed as to be "right-in" only. Signage indicating the "right-in only" access shall be installed and approved by the Virginia Department of Transportation prior to the issuance of a Certificate of Occupancy. The existing driveway closest to the Route 5/Ironbound Road intersection shall be closed.
2. No parking space shall be located within twenty-five (25) feet of the property line along John Tyler Highway (State Route No. 5).
3. Store size shall be limited to 1,800 square feet.
4. No more than two (2) gas pumps shall be installed on this site, with the island set back from the Route 5 property line a sufficient distance to facilitate u-turns.
5. The parking spaces at the east side of the site shall be at an angle to the spaces along the rear property line and shall be installed to facilitate u-turns around the gasoline pumps.
6. The exterior of the main building, the canopy over the gas pumps, and the canopy signage shall have an appearance consistent with the elevations of the building and canopy details prepared by AES entitled "CamCam Grocery and Deli, 4454 John Tyler Highway, Elevations," dated August 14, 1996, and revised on December 19, 1996, with the final design subject to approval by the Planning Director.
7. Canopy signage shall be limited to that shown on the drawings prepared by AES entitled "CamCam Grocery and Deli, 4454 John Tyler Highway, Elevations," dated August 14, 1996, and revised on December 19, 1996, and such signage shall only be illuminated with bar lighting. No internally illuminated signage or decorative features shall be installed on the canopy. All such lighting shall be used to illuminate the signage and logo only and not the canopy itself. Lighting installed under the canopy to illuminate the fueling area shall have recessed lenses.

- 8. All lighting shall have recessed lenses, and shall not create more than 0.1 foot candle of illumination at the property line.
- 9. The applicant shall submit a landscaping plan with enhanced landscaping for the project at the time of site plan submittal for review and approval by the Planning Director. For purposes of this condition, "enhanced landscaping" means landscaping that exceeds the numerical requirements of the Landscaping Ordinance by at least 15 percent, with at least 33 percent of the required trees to be evergreen. Enhanced landscaping of less than 15 percent may be allowed with approval from the Planning Director.
- 10. A Certificate of Occupancy shall be obtained within one (1) year of approval of this special use permit or the permit shall become void.
- 11. This special use permit is valid only for the operation of gas pumps, convenience store and delicatessen.



David L. Sisk
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
TAYLOR	AYE
MAGOON	AYE
DEPUE	AYE
EDWARDS	AYE
SISK	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 20th day of December, 1996.

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