

## RESOLUTION

### SPECIAL USE PERMIT 18-98.

#### WILLIAMSBURG POTTERY FACTORY RETAIL GREENHOUSE REPLACEMENT

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 that would allow new retail structures and outdoor display areas within the Williamsburg Pottery Factory, located at 6692 Richmond Road, property which is further identified as Parcel No. (1-31) on James City County Real Estate Tax Map No. (24-3); and

WHEREAS, the Planning Commission, following its public hearing on August 3, 1998, voted 4-0 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-18-98 as described herein with the following conditions:

1. If construction has not commenced on the project within eighteen (18) months from the issuance of the special use permit, the permit shall become void. Construction shall be defined as the obtaining of any permits for building construction and demolition, connections to water and sewer, clearing and grading of the site, and the installation of footings and/or foundations.
2. This special use permit shall be limited to the following structures and uses:
  - a. The construction of two new replacement structures for the Retail Greenhouse, Cactus Building, entrance foyer, and Production Greenhouse, whose combined retail floor area shall not exceed 54,450 square feet; and
  - b. A new retail and outdoor display area to replace two steel frame structures, whose area shall not exceed 6,400 square feet.

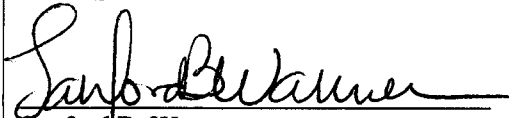
The new structures and retail/outdoor display area shall be generally located as shown on the exhibit entitled, "Retail Greenhouse Replacement" prepared by AES Consulting Engineers, dated June 22, 1998.

3. The net increase in retail floor area for the Williamsburg Pottery Factory shall not exceed 29,250 square feet in combination with the retail floor area of the proposed buildings, and the relocation and/or demolition of the existing structures on the site of the proposed building.
4. The applicant shall transfer a portion of the required building foundation landscaping to the parking area along Richmond Road and the entrance ways to the Pottery on Lightfoot Road. The remainder of the required building foundation landscaping shall remain in the vicinity of the proposed buildings in order to enhance pedestrian corridors.

This landscaping shall be in the form of deciduous shade trees and shrubs, the mix of which shall be approved by the Planning Director prior to final site plan approval.

  
\_\_\_\_\_  
Jack D. Edwards  
Chairman, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Sanford B. Wanner  
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
SISK	AYE
MCGLENNON	AYE
BRADSHAW	AYE
NERVITT	AYE
EDWARDS	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of September, 1998.

sup18-98.res