

RESOLUTION

CASE NO. SUP-7-95. WILLIAMSBURG LANDING

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

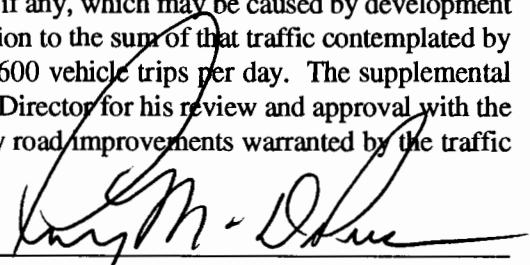
WHEREAS, the Planning Commission of James City County, following its public hearing on March 14, 1995, recommended approval of Case No. SUP 7-95, by a vote of 7-0, to permit the construction of single-family dwellings not within a cluster, a nursing home, and facilities for the residence and/or care of the aged on Parcel No. (1-3) on James City County Real Estate Tax Map No. (48-2).

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 7-95 as described herein with the following conditions:

1. If construction has not commenced on the project within thirty-six (36) months from the issuance of the special use permit, it shall become void. During this thirty-six (36) month period, permits pertaining to the construction shall be secured and clearing and grading of the property shall be commenced.
2. This special use permit shall be limited to the following specially permitted uses:
 - a. Single-family dwellings.
 - b. Nursing homes and facilities for the residence and/or care of the aged.

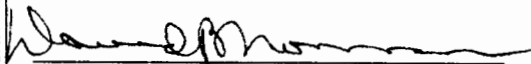
These specially permitted uses are in addition to those generally permitted uses specified in Proffer 1 of the Proffer Agreement. Nursing home facilities shall be limited to one (1) 60-bed nursing home. Assisted living units shall be limited to 60 units. The aggregate number of generally and specially permitted living units, over and above the sum of a sixty (60) bed nursing home and a sixty (60) unit assisted living facility, shall not exceed two dwelling units per acre of the gross acreage of the property.

3. The Owner shall supply a supplemental traffic analysis to that provided in Case Z-5-91 to determine the additional traffic impact, if any, which may be caused by development on the property generating traffic in addition to the sum of that traffic contemplated by the nursing home hereby permitted plus 600 vehicle trips per day. The supplemental analysis shall be supplied to the Planning Director for his review and approval with the submittal of any development plans. Any road improvements warranted by the traffic study shall be provided by the applicant.



Perry M. DePue
Chairman, Board of Supervisors

ATTEST:



David B. Norman
Clerk to the Board

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

Adopted by the Board of Supervisors of James City County, Virginia, this 3rd day of April, 1995.