

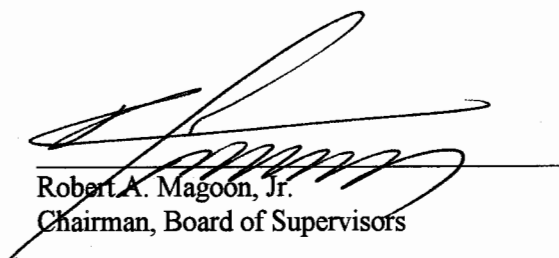
RESOLUTION

CASE NO. SUP-32-96. MANORHOUSE RETIREMENT CENTERS, INC.

- 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 a 188-bed assisted living facility to be located within the Busch Corporate Center, 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 6-0 with one abstention to recommend approval of this application.

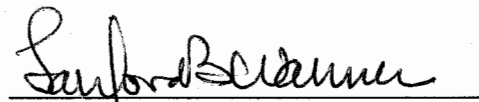
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit No. SUP-32-96 as described herein with the following conditions:

1. The exterior of the main building shall have an architectural appearance consistent with the elevations as shown in the attachment of the Planning Commission staff report dated January 6, 1997, titled "Manorhouse Retirement Centers, Inc."
2. The general location of the main building, parking, and future expansion shall be consistent with the Master Plan prepared by Langley and McDonald Engineers, dated December 9, 1996, and titled "Master Plan of Manorhouse Retirement Centers, Inc., at Busch Corporate Center."
3. The facility shall be limited to a total of 188 beds operating as an assisted care facility as defined in the James City County Zoning Ordinance.
4. All lighting, parking, and signage shall be prohibited within the greenbelt along Route 199 as designated on the Master Plan prepared by Langley and McDonald Engineers, dated December 9, 1996, and titled "Master Plan of Manorhouse Retirement Centers, Inc. at Busch Corporate Center." Lighting shall not produce any glare onto adjacent roads, properties, or greenbelts and shall be designed such that the lighting source is not directly visible from such areas. The term "Glare" as used in this definition shall mean light greater than 0.1 foot candle of illumination.
5. The area designated as "future parking" on the Master Plan prepared by Langley and McDonald Engineers, dated December 9, 1996, and titled "Master Plan of Manorhouse Retirement Centers, Inc., at Busch Corporate Center," shall be subject to approval from the Planning Director and shall be allowed only upon a demonstrated need by the owners/operators of Manorhouse Retirement Centers, Inc. that additional parking is required.
6. A Certificate of Occupancy shall be obtained for the main building (known as Phase I) within two (2) years after approval of this rezoning and special use permit or the permit shall become void.



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

ATTEST:



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

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

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of February, 1997.

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