

## RESOLUTION

### CASE NO. SUP-1-97. LYNNETTE DRIVE OFFICE BUILDING

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance certain land uses requiring a special use permit; and

WHEREAS, James City County Planning Commission following its public hearing on April 7, 1997, voted 7-0 to approve the special use permit.

NOW, THEREFOR BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does permit the issuance of SUP-1-97 as described herein with the conditions listed below:

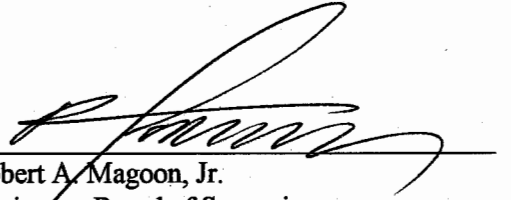
1. If construction has not commenced on the project within eighteen (18) months from the issuance of the special use permit, the permit shall become void. Construction shall be defined as the obtaining of any permits for building construction and demolition, connections to water and sewer, clearing and 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 one new, single-story building for use as business and professional offices with no retail, whose total floor area shall not exceed 4,200 square feet; and
  - b. a new parking lot to serve the proposed structure, whose surface shall be paved with asphalt or concrete, whose location shall be behind the proposed structure and opposite Longhill Road.

The new structure and parking lot shall be located as generally shown on the plan entitled "Lynnette Drive Duplexes, Charles E. Lewis," prepared by AES Consulting Engineers, dated March 21, 1997, except as required by the conditions attached to the special use permit.

3. The colors of external finish materials for the proposed office building shall be limited to earth tones that blend with the natural features of the site as deemed acceptable to the Director of Planning. Color samples and descriptions of external finished building materials for the proposed building shall be submitted with the site plan application.
4. The proposed office building shall have a gable roof.
5. The use shall be limited to a single commercial entrance. The location of the entrance shall be on Lynnette Drive.
6. There shall be an undisturbed greenbelt buffer along Longhill Road, 75 feet in depth, measured from the edge of the additional road right-of-way as referenced in Condition 14, which shall be exclusive of utilities, drainage improvements, and clearing for sight distance. Clearing shall be reviewed and approved by the Director of Planning prior to the issuance of a land disturbing permit. The limits of clearing shall be shown on the site plan for the project. Up to 25 feet of the greenbelt buffer directly adjacent to the

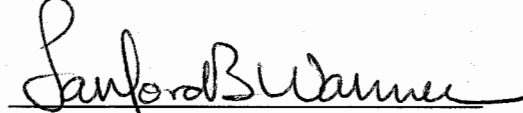
proposed structure may be disturbed for the purpose of clearing and grading to accommodate the proposed structure. Of this 25-foot disturbed area, an area 15 feet in depth along the undisturbed buffer shall be revegetated using evergreen trees and shrubs in an amount not less than one tree and five shrubs per 200 square feet of disturbed area. A revegetation plan shall be submitted with the site plan and shall be acceptable to the Director of Planning prior to final site plan approval.

7. There shall be a minimum 35-foot landscaped buffer between the proposed parking lot and the existing duplex directly to the north. The buffer shall be planted with a number of trees that exceeds minimum ordinance requirements by at least 25 percent so as to provide an effective visual screen.
8. There shall be a minimum 45-foot buffer along the east property line of the site. The buffer shall be supplemented with a number of trees that exceeds minimum ordinance requirements by at least 25 percent so as to provide an effective visual screen.
9. All landscaping and buffer revegetation for the proposed use shall be installed prior to the issuance of a Final Certificate of Occupancy.
10. External heating and air conditioning units shall not be installed on the sides of the proposed structure that fronts on Longhill Road and Lynnette Drive unless they are screened with a wooden fence that is painted or stained to match approximately the color of the exterior walls of the main building. A detailed illustration of the fence shall be submitted, along with the site plan, subject to the approval of the Director of Planning. Such fence shall be installed prior to issuance of a Final Certificate of Occupancy.
11. Dumpsters and dumpster pads shall not be installed on the sides of the proposed structure that front on Longhill Road and Lynnette Drive, nor shall they be installed on the side of the parking lot that fronts on Lynnette Drive. Any dumpster or garbage receptacle facility shall be screened on at least three sides by a wooden fence acceptable to the Director of Planning. Such fence shall be installed prior to issuance of a Final Certificate of Occupancy.
12. External lighting for the building and parking lot shall be minimized so as not to shed glare on adjacent properties. A lighting plan shall be submitted with the site plan application for review and approval by the Director of Planning. All external luminaries shall have recessed fixtures with no bulb, lens or globe extending below the casing.
13. The site shall be limited to one externally luminated monument sign not to exceed four feet in height and eight feet in width.
14. The owner shall dedicate to James City County prior to final site plan approval an additional 10 feet of right-of-way to accommodate a bikeway along Longhill Road. This dedication shall be exclusive of the Greenbelt buffer.
15. The owner shall reserve an additional 10 feet of right-of-way along the Longhill Road frontage of the property measured from the edge of the dedicated right-of-way for the possible future four-lane expansion of Longhill Road. This reserved area may be part of the Greenbelt buffer.



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

ATTEST:

  
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 13th day of May,  
1997.

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