

RESOLUTION

CASE NO. SUP-20-98. RICHMOND ROAD FLEA MARKET

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 operation of an outdoor flea market at 7003 Richmond Road; and


WHEREAS, the property is located on land zoned B-1, General Business, and can be further identified as Parcel No. (1-1) on the James City County Real Estate Tax Map No. (24-3); and

WHEREAS, the Planning Commission, following its public hearing on November 2, 1998, voted unanimously 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-20-98 as described herein with the following conditions:

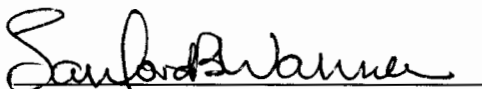
1. All tables shall be located behind the main building on the site. All tables shall be removed from view from Route 60 and surrounding properties Monday through Friday. All portable restroom facilities shall be placed directly behind the main building and shall be placed in a manner such that they are not visible from Route 60.
2. The hours of operation for the flea market shall be limited to 7:00 a.m. - 6:00 p.m. on Saturdays and Sundays only.
3. No portion of the flea market operation shall occur within 150 feet of Richmond Road.
4. At least two fire extinguishers shall be provided on-site at all times.
5. No more than 24 tables and/or tenant spaces shall be allowed on-site unless a shared parking agreement is executed with the owner of the shopping center located to the south, in which case a total of 70 tables and/or tenant spaces may be allowed. This agreement shall be in writing and shall be in a form acceptable to both the County Attorney and the Zoning Administrator.
6. Handicapped parking spaces shall be provided and identified in accordance with the James City County Zoning Ordinance.
7. All site improvements, consisting of, but not limited to table/tenant location, parking and signage, shall be shown on a plan of development and shall be approved by the Director of Planning prior to the operation of the flea market. Screening improvements consisting of fencing and/or landscaping shall be reviewed and approved by the Development Review Committee prior to the operation of the flea market.

8. A certificate of occupancy must be obtained by the owner from the James City County Codes Compliance Division prior to the opening of the flea market. This certificate of occupancy shall be obtained within one year of the special use permit approval or the permit shall be void.
9. No parking shall be allowed on any non-paved surface. All non-paved areas shall be flagged and shall be labeled with "No-parking" signs.
10. Should new exterior lighting be installed for the flea market, such fixtures shall have recessed fixtures with no lens, bulb, or globe extending below the casing. A lighting plan shall be submitted to, and approved by, the Planning Director which indicates no glare outside the property lines. "Glare" shall be defined as more than 0.1 footcandle at the property line or any direct view of the lighting source from the street or adjoining residentially designated property.
11. Landscaping shall be provided between all on-site parking areas and Route 60, and directly adjacent to all on-site parking spaces, in accordance with the James City County Landscape Ordinance section 24-86(C)(2)(c), Landscape Area along right-of-way.
12. This special use permit shall be valid for a period of 48 months.



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	NAY

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

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