

RESOLUTION

CASE NO. SUP-16-01. JCSA: NEW TOWN WATER STORAGE FACILITY

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 construction of a 1.0 million gallon water storage facility; and

WHEREAS, a portion of the property is currently zoned R-8, Rural Residential, with proffers, and a portion of the property is currently zoned M-1, Limited Business/Industrial; and

WHEREAS, the property is designated Mixed Use on the 1997 Comprehensive Plan Land Use Map, and

WHEREAS, the property is specifically identified as a portion of Parcel Nos. (1-3E), (1-50), (1-53), and (1-2A) on James City County Real Estate Tax Map No. (38-4); and

WHEREAS, on August 6, 2001, the Planning Commission recommended approval of the application by a vote of 5-0; and

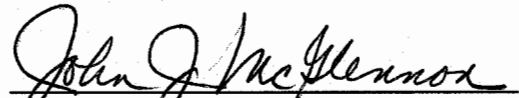
WHEREAS, on August 6, 2001, the Planning Commission found the proposal substantially consistent with the Comprehensive Plan, as required by §15.2-2232 of the Virginia State Code.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-16-01 as described herein with the following conditions:

1. Start of Construction on the Water Storage Facility, as defined in the Zoning Ordinance, shall commence within 24 months of approval of this special use permit, or the permit shall become void.
2. Prior to final site plan approval, a lighting plan shall be submitted to the Director of Planning for review and approval. All luminaries used shall be of the type with recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side.
3. Landscaping for the Water Storage Facility shall be in accordance with Article II, Division 4 of the James City County Zoning Ordinance and shall be consistent, as determined by the Director of Planning, with the plan labeled as "Street View - Front Elevation" submitted with the SUP application and included with the staff report.
4. The architecture, materials, and colors for the Water Storage Facility shall be consistent, as determined by the Director of Planning, with the rendering titled "Street

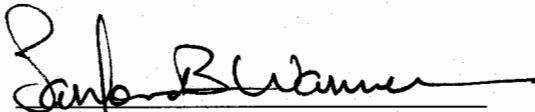
Elevation" submitted with the SUP application and included with the staff report.

5. Any necessary re-subdivision of the property in order to accommodate the Water Storage Facility shall be approved and recorded prior to the issuance of preliminary site plan approval.
6. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
KENNEDY	AYE
NERVITT	AYE
GOODSON	AYE
MCGLENNON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of August, 2001.

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