

## RESOLUTION

### CASE NO. SUP-21-01. JOHNSTON DENTAL MEDICAL CLINIC

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, dental medical clinics are a specially permitted use in the A-1, General Agriculture, zoning district; and

WHEREAS, the Planning Commission of James City County, following its public hearing on November 5, 2001, recommended approval of Case No. SUP-21-01 by a vote of 6 to 0 to permit the construction of a dental medical clinic at 7450 Richmond Road and further identified as Parcel No. (1-18) on James City County Real Estate Tax Map No. (23-2).

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-21-01 as described herein with the following conditions:

1. The dental medical clinic shall be built in accordance with the submitted binding master plan; titled "Master Plan of Dental Clinic, Timothy K. and Kelly T. Johnston" dated September 21, 2001.
2. Prior to final site plan approval, the Planning Director shall review and approve the final architectural design of the clinic building. Such building shall ensure that the design and construction are reasonably consistent with the architectural elevations, titled "Dr. Johnston Office Concept Elevations" dated September 14, 2001, and submitted with this special use permit application, as determined by the Planning Director.
3. Prior to final site plan approval, the Planning Director shall review and approve the proposed landscaping plan for the entire property. Enhanced landscaping shall be provided that exceeds the planting standards of the landscaping requirements of the James City County Zoning Ordinance by 133 percent.
4. A privacy fence shall be provided along the rear property line that is landscaped on both sides and provides an effective buffer between the proposed clinic and the Norge Sports Club. Alternatives to installing a privacy fence, include but are not limited to installing a berm with trees and shrubbery that would provide an equivalent buffer may be considered and approved by the Planning Director. Parking spaces in the rear shall be located in such a manner that the parking spaces will be incorporated into the landscape design so as to compliment the rear landscape buffer. All of these items shall be approved by the Planning Director prior to final site plan approval.
5. Fencing shall be provided that shields the view of the parking lot from Richmond Road. The fence shall be three to four feet in height and be compatible with the architectural features of the clinic and approved by the Planning Director prior to final site plan approval. Alternatives to installing fencing to shield the parking lot,

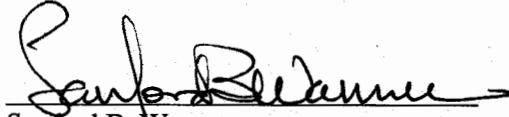
include but are not limited to planting suitable shrubbery shall be considered and approved by the Planning Director.

- 6. The owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority. The standards may include, but shall not be limited to such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials, including the use of drought tolerant plants, if and where appropriate, and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. Irrigation wells shall only draw water from the Upper Potomac or Aquia Aquifers. The water conservation standards shall be approved by the James City County Service Authority prior to final site plan approval.
- 7. Sidewalks shall be provided along Richmond Road, built in accordance to the standards listed in the James City County Zoning Ordinance and incorporated into the enhanced landscaping.
- 8. The Special Use Permit granted pursuant to this application shall be null and void and of no further force or effect unless construction is commenced within twenty-four months of the date of approval by the James City County Board of Supervisors.
- 9. 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

SUPERVISOR	VOTE
HARRISON	AYE
KENNEDY	AYE
NERVITT	AYE
GOODSON	AYE
MCGLENNON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of December, 2001.