

RESOLUTION

CASE NO. SUP-5-01. BRUCE'S SUPER BODY SHOPS

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, Mr. Vernon Geddy, III, has applied on behalf of WWB Partners for a commercial special use permit for a structure greater than 10,000 square feet and for a special use permit to allow a vehicle repair and service shop at 5521 Richmond Road; and

WHEREAS, the proposed vehicle repair and service shop is shown on the Master Plan "Conceptual Plan for Bruce's Super Body Shops" prepared by LandMark Design Group, dated February 5, 2001; and


WHEREAS, the property is located on land zoned B-1, General Business District, and can be further identified as Parcel No. (1-5-A) on James City County Real Estate Tax Map No. (33-3); and

WHEREAS, the Planning Commission, following its public hearing on April 2, 2001, voted 7-0 to approve 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-5-01, as described herein with the following conditions:

1. Development of the site shall be generally in accordance with the "Conceptual Plan for Bruce's Super Body Shops" prepared by LandMark Design Group, dated February 5, 2001, with such accessory structures and minor changes as the Development Review Committee determines does not change the basic concept or character of the development. Shared access easements on Olde Towne Road and Richmond Road shall be provided and approved by the Director of Planning prior to final site plan approval.
2. A land-disturbing permit shall be issued by the County for this project within 36 months from the date of approval of this special use permit or the permit shall become void.
3. All exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. In addition, a lighting plan shall be submitted to, and approved by, the Planning Director or his designee prior to final site plan approval, 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 adjoining properties.
4. An erosion and sediment control and runoff management plan shall be approved by the Environmental Director prior to final site plan approval.

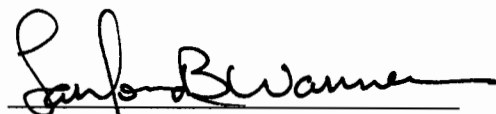
5. All traffic improvements required by the Virginia Department of Transportation (VDOT) shall be installed or bonded prior to issuance of a certificate of occupancy for any structure on the site. A security gate shall be installed at the Olde Towne Road entrance prior to issuance of a certificate of occupancy for any structure on the site. The location of the security gate shall be approved by the Director of Planning prior to final site plan approval.
6. The applicant shall provide to the James City Service Authority (JCSA) documentation showing measures for legally disposing any chemicals, paint products, oils, and/or grease. These items shall not be permitted to be discharged of into the sanitary sewer system. The disposal documents shall be approved by JCSA prior to final site plan approval.
7. A landscaping plan shall be approved by the Planning Director or his designee prior to final site plan approval. The landscaping plan shall include enhanced landscaping, containing 125 percent of the minimum ordinance planting requirements, for the Olde Towne Road and Richmond Road right-of-way.
8. All dumpsters shall be screened by landscaping and fencing. Landscaping and fencing shall be approved by the Planning Director or his designee prior to final site plan approval. Work area bay doors and HVAC equipment shall be screened from external roads and shall to be approved by the Planning Director or his designee prior to final site plan approval.
9. The applicant shall dedicate right-of-way for a five-foot VDOT standard shoulder bike lane along the property's Olde Towne Road frontage prior to final site plan approval. If turn lanes, drainage or utility improvements are required along the Olde Towne Road frontage, the improvements shall be designed in such a manner to allow an unimpeded bikeway path through the right-of-way dedicated for such purposes.
10. 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 8th day of May, 2001.