

## RESOLUTION

### CASE NO. SUP-26-01. GRACE COVENANT PRESBYTERIAN CHURCH

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, any building that exceeds a 2,750 square foot building footprint within the LB, Limited Business, zoning district, that is designated Low Density Residential on the Comprehensive Plan Land Use Map, requires the issuance of a special use permit; and

WHEREAS, the Planning Commission of James City County, following its public hearing on January 14, 2002, recommended approval of Case No. SUP-26-01 by a unanimous vote to permit the construction of a house of worship with associated parking and utility improvements at 1677 Jamestown Road and further identified as Parcel No. (1-73B) on James City County Real Estate Tax Map No. (47-3).

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-26-01 as described herein with the following conditions:

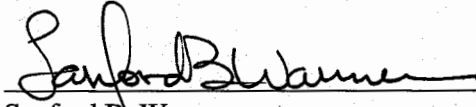
1. Construction. If construction has not begun on the project within 36 months of the issuance of the special use permit, it shall become void. Construction shall be defined as securing permits for land disturbance, building construction, clearing and grading, and the pouring of footings.
2. Master Plan. Development and land clearing of the site shall be generally in accordance with the "Master Plan Exhibit, Grace Covenant Presbyterian Church, James City County, Virginia" prepared by LandMark Design Group, and dated November 18, 2001, with such accessory structures and minor changes as the Planning Director determines does not change the basic concept or character of the development. Structures to be built on the property in the future which are described on the Master Plan shall not require a special use permit.
3. Lighting. 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 which indicates no glare outside the property lines. All light poles shall not exceed 20-feet in height unless otherwise approved by the Director of Planning prior to final site plan approval. "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 residential properties.
4. Architecture. Prior to final site plan approval, the Planning Director shall review and approve the final building elevations and architectural design of the church building. Such approval as determined by the Planning Director shall ensure that the design and

construction of the church building and any future building additions are reasonably consistent with the architectural elevations submitted with this special use permit application prepared by Magoon and Associates.

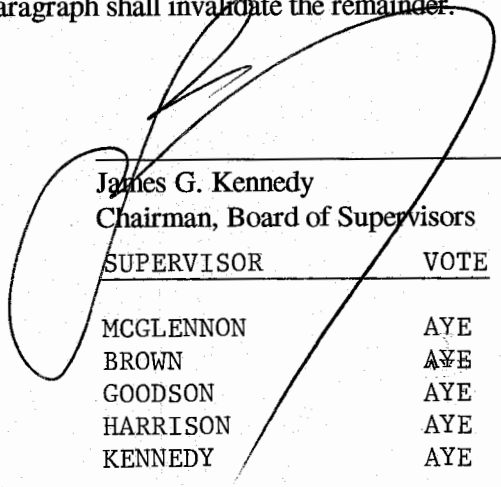
5. Water Conservation. The owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority. The standards may include, but shall not be limited to such water conservation measures as limitations on the installation 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. The water conservation standards shall be approved by the James City Service Authority prior to final site plan approval.
6. Dumpsters. All dumpsters on the property shall be screened by landscaping and fencing in a location approved by the Planning Director or his designee prior to final site plan approval.
7. Signs. Free-standing signs within 50-feet of the Jamestown Road and/or Ironbound Road right-of-way, as may exist, shall be ground mounted, monument style and shall be approved by the Planning Director or his designee prior to final site plan approval.
8. Landscaping. A landscaping plan shall be approved by the Planning Director or his designee prior to final site plan approval. The owner shall provide enhanced landscaping for the area surrounding the future church building expansion to mitigate the impact of the expansion on the Jamestown Road buffer. Enhanced landscaping shall be defined as 133 percent of the Zoning Ordinance landscape requirements.
9. Buffers. The owner shall maintain a minimum 75 foot undisturbed buffer along the areas of the site adjacent to residential properties in Settler's Mill along Lakewood Drive. No grading activities shall occur within the 75 foot buffer. The Environmental Director shall approve all limits of clearing within the Jamestown Road and Ironbound Road buffers for modifications to the stormwater management basins
10. Archaeology. The owner shall submit to the County and to the Virginia Department of Historic Resources (VDHR) an archaeological study prepared in accordance with the County Archaeological Policy for all disturbed areas of the site. The study shall be reviewed and approved by the Planning Director or his designee prior to any land disturbance. The recommendations of the approved study shall be implemented in accordance with the County's Archaeological Policy.
11. Traffic Improvements. All traffic improvements required by the Virginia Department of Transportation along Jamestown Road (State Route 31) and Ironbound Road (State Route 615) shall be installed or bonded prior to issuance of a certificate of occupancy for any structure on the site.

12. Severability. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

ATTEST:



Sanford B. Wanner  
Clerk to the Board



---

James G. Kennedy  
Chairman, Board of Supervisors

SUPERVISOR	VOTE
------------	------

MCGLENNON	AYE
BROWN	AYE
GOODSON	AYE
HARRISON	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of February, 2002.

sup-26-01.res