

RESOLUTION

CASE NO. SUP-23-01. COLONIAL REDI-MIX CONCRETE EXPANSION

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 manufacture of cement, bricks, and stone products are a specially permitted use in the M-2, General Industrial, zoning district; and

WHEREAS, the Planning Commission of James City County, following its public hearing on December 3, 2001, recommended approval of Case No. SUP-23-01 by a vote of 7 to 0 to permit the expansion of the existing Colonial Redi-Mix Concrete facility located at 1571 Manufacture Drive in the Skiffe's Creek Industrial Park onto the adjacent property located at 1563 Manufacture Drive and further identified as Parcel No. (5-2) on James City County Real Estate Tax Map No. (59-2).

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-23-01 as described herein with the following conditions:

1. If construction has not commenced on the project within twelve (12) months from the issuance of the special use permit, the permit shall become void. During this twelve month period, permits pertaining to construction shall be secured and all clearing and grading activities on the site shall be completed.
2. A Spill Prevention and Control Measure Plan shall be approved by the Director of Code Compliance prior to issuance of a Final Certificate of Occupancy for the ready mix concrete plant.
3. A dust collection system shall be utilized on the ready mix concrete plant. The manufacturer's specifications for the system shall be submitted with the site plan and shall be approved by the Director of Planning prior to final site plan approval.
4. No flags or signage on any silo, hopper, or any other piece of permanent equipment shall be permitted.
5. All exterior light fixtures on the property shall have recessed fixtures with no lens, bulb, or globe extending below the casing, and there shall be no direct visibility of the light source from adjacent residential property or from a public road.
6. The "reverse warning beepers" on all equipment which serves the ready mix concrete plant shall be turned down to their lowest volumes.
7. Rock, gravel, sand, cement and/or similar materials shall be stored in bins to control runoff and scattering of such materials onto adjacent property. An erosion and

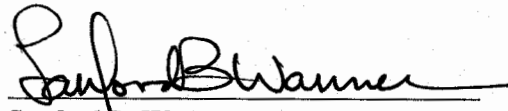
sediment control and runoff management plan shall be approved by the Environmental Director prior to final site plan approval.

- 8. A landscaping plan shall be approved by the Planning Director or his designee prior to final site plan approval. The landscaping plan shall address the screening of any stormwater management facility or material storage area on the property.
- 9. Prior to the issuance of preliminary approval for the site plan required for the expansion, the applicant shall receive approval of a plat to eliminate the common lot line between the two parcels currently identified as Parcel Nos. (5-2) and (5-3) on James City County Real Estate Tax Map No. (59-2).
- 10. Only one entrance shall be allowed onto Manufacture Drive unless otherwise permitted by the Development Review Committee.
- 11. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

 James G. Kennedy
 Chairman, Board of Supervisors

SUPERVISOR	VOTE
MCGLENNON	AYE
BROWN	AYE
GOODSON	AYE
HARRISON	AYE
KENNEDY	AYE

ATTEST:


 Sanford B. Wanner
 Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of January, 2002.