

## RESOLUTION

### CASE NO. SUP-31-01. NEW ZION BAPTIST CHURCH 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 applicant has requested a special use permit to allow for an approximate 8,200-square foot expansion of, and other accessory construction at, the existing church located at 3991 Longhill Road; and

WHEREAS, the property is currently zoned R-8, Rural Residential, and designated Low-Density Residential on the 1997 Comprehensive Plan Land Use Map; and

WHEREAS, the property is specifically identified as Parcel No. (1-22) on James City County Real Estate Tax Map Number (31-3); and

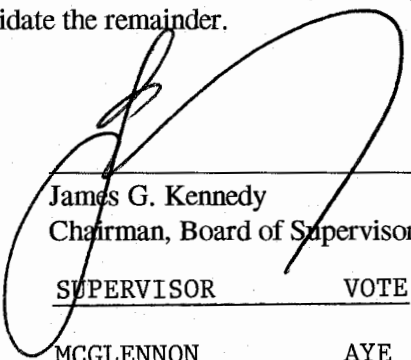
WHEREAS, on February 4, 2002, the Planning Commission recommended approval of the application by a vote of 7-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-31-01 as described herein with the following conditions:

1. Start of Construction, as defined in the Zoning Ordinance, shall commence within 24 months of the approval of this special use permit, or the permit shall be void.
2. The proposed bike path shown on the plan entitled, "Conceptual Plan New Zion Baptist Church Building Addition and Parking Lot Expansion," prepared by AES Consulting Engineers, and dated, December 21, 2001 (the "Master Plan"), shall be constructed or bonded in a manner acceptable to the County Attorney, prior to the issuance of any Certificate of Occupancy for the proposed building addition.
3. The proposed sidewalk shown on the plan entitled, "Conceptual Plan New Zion Baptist Church Building Addition and Parking Lot Expansion," prepared by AES Consulting Engineers, and dated, December 21, 2001 (the "Master Plan"), shall be constructed or bonded in a manner acceptable to the County Attorney, prior to the issuance of any Certificate of Occupancy for the proposed building addition. This condition may be waived by the County Engineer if the applicant provides an alternative solution to providing equivalent pedestrian facilities, all in a manner and form acceptable to the County Engineer.

4. A shrub row, consisting of evergreen plant varieties, shall be provided to screen the parking lot from Longhill Road, in a manner and type to be determined by the Director of Planning. This additional landscaping shall be indicated on the site plan.
5. Prior to the issuance of preliminary site plan approval, the applicant shall demonstrate to the satisfaction of the County Attorney that all easements and/or agreements have been obtained and recorded, as applicable, for any needed off-site water and/or sewer connection, and for any needed off-site drainage and/or stormwater management need or use and any maintenance related thereto.
6. Prior to the issuance of preliminary site plan approval, the applicant shall be responsible for completing or bonding, in a manner acceptable to the County Attorney, any necessary improvements to ensure adequate fire flow volume and duration, as specified by the James City County Fire Department, provided to the site.
7. Prior to the issuance of any Certificate of Occupancy, the plumbing inside the existing building shall be inspected by the James City Service Authority for potential water cross connections. Any cross connection shall be protected by an approved backflow prevention device(s).
8. Prior to the issuance of any Certificate of Occupancy, the applicant shall be responsible for developing water conservation standards to be submitted to, and approved by, the James City Service Authority and subsequently enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of landscaping design and materials to promote water conservation and minimize the use of public water resources.
9. All site lighting shall be limited to fixtures which are mounted on light poles not to exceed 15 feet in height and/or other structures horizontally and shall be 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. No glare, defined as 0.1 footcandle or higher, shall extend outside the property lines.
10. To better buffer adjacent residentially zoned property, landscaping along the side and rear property lines shall exceed the County's Landscape Ordinance requirements by an additional 15 percent.
11. All freestanding sign(s), if any, shall be limited in height to no greater than eight feet above grade.
12. The building addition shall be architecturally similar, as determined by the Director of Planning, to the elevation drawing entitled "New Zion Baptist Church," dated August 28, 2001, and prepared by Hopke and Associates.

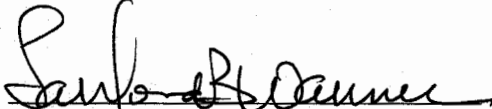
13. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



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James G. Kennedy  
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner  
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
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 March, 2002.

Sup-31-01.res