

RESOLUTION

CASE NO. SUP-25-02. COLONIAL READY-MIXED CONCRETE

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 production of ready mix concrete is 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 February 3, 2003, recommended approval of Case No. SUP-25-02 by a 5-0 vote to permit the expansion of the existing Ready-Mixed Concrete facility at 1571 Manufacture Drive and further identified as Parcel No. (5-2) on James City County Real Estate Tax Map No. (59-2) in the Skiffes Creek Industrial Park onto an adjacent property located at 1563 Manufacture Drive, also within the Industrial Park and further identified as Parcel No. (5-3) 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-25-02 as described herein with the following conditions:

1. If construction has not commenced on the project within twenty-four (24) months from the issuance of the special use permit, the permit shall become void. During this twenty-four 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-mixed concrete plant.
3. A dust collection system shall be utilized on the ready-mixed 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-mixed concrete plant shall be turned down to their lowest volumes.