

RESOLUTION

CASE NO. SUP-19-03. CHRISTIAN LIFE CENTER

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, houses of worship are a specially permitted used in the R-8, Rural Residential, zoning district; and

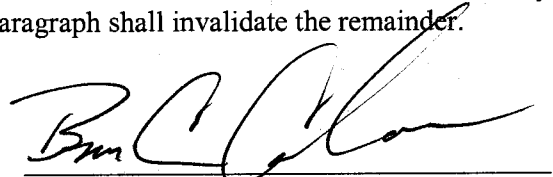
WHEREAS, the Planning Commission of James City County, following its public hearing on December 8, 2003, recommended approval of Case No. SUP-19-03 by a vote of 6 to 0 to permit the construction of an expansion to the house of worship at 4451 Longhill Road that can be further identified as Parcel No. (1-3) on James City County Real Estate Tax Map No. (32-3).

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. 19-03 as described herein with the following conditions:

1. Master Plan: The Christian Life Center expansion shall be built in accordance with the submitted binding schematic plan for the "Christian Life Center" dated September 17, 2003. The Phase I building expansion shall be limited to a 5,000 square foot/floor separate building that shall be located at least 10 feet from the Resource Protection Area Buffer, construction of additional parking spaces, and a right-only exit driveway. The Phase II building expansion shall be limited to a three-story, 20,250 square foot/floor expansion attached to the existing three-story, 21,418 square foot/floor existing building.
2. Traffic: The second driveway exit shall be constructed and completed prior to the final Certificate of Occupancy of Phase I of the Christian Life Center expansion. The second exit shall be engineered to meet VDOT standards of a narrow width to provide a one-way, right-turn only exit out of the Christian Life Center, with no possibility of making a left turn from this exit or using it as a second entrance.
3. Architecture: Prior to final site plan approval for Phase I, the Planning Director shall review and approve the final architectural design of the new building and the expansion of the existing building. For the expansion of the existing main building, the building materials, scale, and colors of the addition shall be compatible with those of the existing structure. For the new two-story building, the building shall be reasonably consistent, as determined by the Planning Director, with the architectural elevations titled "Christian Life Center Youth Fellowship Building" submitted with this Special Use Permit dated September 2003 and drawn by Guernsey/Tingle Architects.

4. Landscaping: Prior to final site plan approval for Phase I, the Planning Director shall review and approve the proposed landscaping plan for the entire property. To mitigate the impact of the Church expansion on the Longhill Road Community Character Corridor, enhanced landscaping shall be provided along the entire frontage of the site with Longhill Road, in particular, any disturbed landscaping area around and between the existing driveway and the proposed second exit; and in all building perimeter landscaping located within one hundred feet of the property line fronting Longhill Road. Enhanced landscaping shall be defined as 133 percent of the County's Landscaping Ordinance requirements, inclusive of the landscaping previously planted and any existing trees currently residing in this area with a minimum of 33 percent of the required number of trees being evergreen, and a minimum of 50 percent of the total number of the trees of a species that will reach a minimum height of 60 feet at maturity, with such trees planted along Longhill Road. All dumpsters and heating and cooling units shall be screened from sight by landscaping or fencing as approved by the Planning Director.
5. Lighting: Prior to final site plan approval of Phase I, a lighting plan shall be submitted to the Planning Director for review and approval. All luminaries used 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 occur outside the property lines.
6. Water: Prior to final site plan approval for the Phase I expansion of the Christian Life Center, 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 where appropriate, and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
7. Commencement of Construction: If construction of Phase I of the Christian Life Center expansion has not started within thirty-six months or Phase II of the Christian Life Center expansion has not started within sixty months from the date of issuance of this Special Use Permit, this permit shall become void. Phase I expansion shall include the two-story, 5,000 square foot/floor separate building, parking lot addition, and second entrance. Phase II expansion shall include the three story, 20,500 square foot/floor expansion attached to the main building. Construction shall be defined as obtaining permits for building construction, clearing, and grading and approval of building inspection for installation of footings and/or foundations.


- 8. Hours of Construction: All construction activity on the Christian Life Center expansion, Phase I and Phase II, shall occur between 7:00 a.m. and 6:00 p.m., Monday through Saturday.
- 9. Best Management Practice (BMP): Prior to final site plan approval of Phase I, the Environmental Director shall review and approve modification plans to add a forebay in the upper end of the basin of the existing BMP.
- 10. Preschool/School: This Special Use Permit shall not allow for the operation by the Christian Life Center or organization of an adult day care, child day care, preschool, and/or school on the premises that would operate Monday through Friday as an additional use of the property to the primary use of the site as a house of worship.
- 11. Severance Clause: This Special Use Permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



Bruce C. Goodson
Chairman, Board of Supervisors

SUPERVISOR	VOTE
BRADSHAW	AYE
HARRISON	AYE
BROWN	AYE
MCGLENNON	AYE
GOODSON	AYE

ATTEST:



Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of January, 2004.