

## RESOLUTION

### CASE NO. SUP-32-04. DIAMOND HEALTHCARE - WILLIAMSBURG PLACE

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 (SUP) process; and

WHEREAS, Mr. Greg Davis and Mr. Dustin DeVore of Kaufman & Canoles have applied on behalf of property owner Diamond Healthcare for an SUP to allow an expansion to Williamsburg Place, a hospital located at 5477 and 5485 Mooretown Road; and

WHEREAS, the property is located on land zoned M-1, Limited Business/Industrial, and can be further identified as Parcels Nos. (1-11B) and (1-11C) on James City County Real Estate Tax Map No. (33-3); and

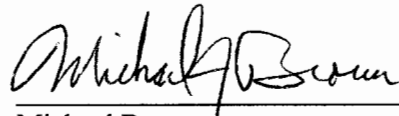
WHEREAS, the Planning Commission, following its public hearing on January 10, 2005, voted 5-0 to recommend approval of this application.

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. 32-04 as described herein with the following conditions:

1. This SUP shall allow the establishment and/or continued operation of a 40-bed intermediate care substance abuse treatment facility and transitional domiciliary facility; a 12-bed psychiatric unit; a 48-bed outpatient unit; and a 4-bed residential unit for visitors. The facility shall maintain at all times a current Certificate of Public Need from the Commission of Health of the Commonwealth of Virginia.
2. Construction on this project shall commence within twenty-four months from the date of approval of this SUP or this permit shall be void. Construction shall be defined as obtaining building permits and an approved footing inspection and/or foundation inspection.
3. As determined by the Planning Director, the plan of development shall be in accordance with the "Williamsburg Place Conceptual Plan" prepared by AES Consulting Engineers and dated November 18, 2004. Access to the two parcels shall be limited to the two entrances depicted, the shared main entrance, and the service entrance.
4. Prior to final site plan approval, the common property line between Parcel Nos. (1-11B) and (1-11C) on James City County Real Estate Tax Map No. (33-3) shall be extinguished to create one parcel or relocated as shown on the conceptual plan referenced in Condition No. 3.
5. All exterior lighting on the property 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. Modifications to this requirement may be approved by the Planning Director if it is determined that the modifications do not have any negative impact on the property or surrounding properties.

- 6. A landscaping plan shall be approved by the Planning Director prior to final site plan approval for this project. The landscaping plan shall include enhanced landscaping 10 feet in width along the first 200 feet along both sides of the new proposed main entrance and enhanced landscaping 10 feet in width along the first 100 feet on both sides of the service entrance to help screen service activities from Mooretown Road. Enhanced landscaping shall be defined so that the required number of plants and trees equals, at a minimum, 125 percent of the requirements of the James City County Landscape Ordinance. A minimum of 50 percent of the trees within the landscape buffers shall be evergreen.
- 7. The applicant shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority prior to final site plan approval. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems, the use of approved landscaping materials including the use of drought-tolerant plants where appropriate, and the use of water-conserving fixtures to promote water conservation and minimize the use of public water resources.
- 8. Signage for the site shall be limited to one main entrance sign and "Service Only" entrance signage. The number, size, and design of the "Service Only" signs will be approved by the Planning Director prior to final site plan approval. The Planning Director shall approve the location of all signage prior to final site plan approval that shall be in accordance with the James City County Zoning Ordinance.
- 9. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

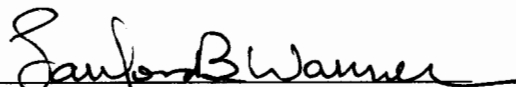


Michael Brown  
Chairman, Board of Supervisors

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

ATTEST:



Sanford B. Wanner  
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of February, 2005.