

RESOLUTION

CASE NO. SUP-27-05. CHICKAHOMINY BAPTIST CHURCH EXPANSION

WHEREAS, the Board of Supervisors of James City County has adopted by ordinances specific land uses that shall be subjected to a special use permit (SUP) process; and

WHEREAS, the applicant has proposed a 5,800-square-foot addition to the existing church; and

WHEREAS, the property is currently zoned R-8, Rural Residential, designated Rural Lands on the 2003 Comprehensive Plan Land Use Map; and

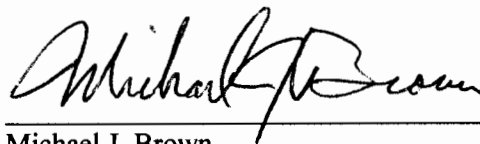
WHEREAS, the property is located at 2900 Chickahominy Road on property more specifically identified as Parcel Nos. (1-8), (1-9), and (1-9A) on James City County Real Estate Tax Map Number (22-3); and

WHEREAS, on September 12, 2005, the Planning Commission recommended approval of the application by a vote of 5-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-27-05 as described herein with the following conditions:

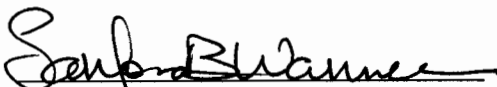
1. This SUP shall be valid for the existing church and an expansion not to exceed 5,900 square feet in size and accessory uses thereto. Development of the site shall be generally in accordance with the submitted Master Plan as determined by the Development Review Committee (DRC) of the James City County Planning Commission. Minor changes may be permitted by the DRC, as long as they do not change the basic concept or character of the development.
2. Prior to final site plan approval, the Planning Director shall review and approve the final architectural design of the building. Such building shall be generally consistent, as determined by the Director of Planning, with the architectural elevations titled "Chickahominy Baptist Church Conceptual Design Elevations" submitted with this SUP application, dated March 4, 2005, and drawn by Louis W. Johnson, Jr.
3. If construction has not commenced on this project within 36 months from the issuance of a SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction, and footings and foundation have passed required inspections.
4. Any new exterior site lighting shall be limited to fixtures that are horizontally mounted on light poles not to exceed 15 feet in height and/or other structures 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.

5. A Phase I Archaeological Study for the area to be disturbed by the expansion shall be submitted to the Director of Planning for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Director of Planning for all sites in the Phase I Study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II Study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III Study. If in the Phase III Study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III Study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study areas. All Phase I, Phase II, and Phase III Studies shall meet the Virginia Department of Historic Resources' *Guidelines for Preparing Archaeological Resource Management Reports* and the Secretary of the Interior's *Standards and Guidelines for Archaeological Documentation*, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's *Professional Qualification Standards*. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading, or construction activities thereon.
6. Freestanding signage shall be limited to one monument style sign. For purposes of this condition, a "monument" style sign shall be defined as a freestanding sign with a completely enclosed base not to exceed 32 square feet in size and not to exceed eight feet in height from grade.
7. The applicant shall receive full approval from the Health Department for septic tank and drainfield capacity prior to final site plan approval.
8. 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.
9. Only one entrance shall be allowed onto Chickahominy Road. The current entrance on the east side of the property shall be permanently closed and relocated to Browns Drive. Entrance improvements shall be reviewed and approved by the Virginia Department of Transportation (VDOT) prior to final site plan approval.
10. A CE-7 Land Use permit shall be obtained from the Virginia Department of Transportation (VDOT) following final site plan approval for the construction of an entrance from the property onto Browns Drive.
11. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



Michael J. Brown
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
GOODSON	AYE
MCGLENNON	AYE
BRADSHAW	AYE
BROWN	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of October, 2005.

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