

RESOLUTION

CASE NO. SUP-3-06. 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 (SUP) process; and

WHEREAS, Mr. John Morman has applied on behalf of Zion Baptist Church for an SUP to allow the expansion of the existing church by approximately 5,900 square feet; and

WHEREAS, the proposed building is shown on the plan prepared by VHB, Inc., dated February 3, 2006, and entitled "Zion Baptist Church: Exhibit for SUP"; and

WHEREAS, the property is located on land zoned R-8, Rural Residential District, and can be further identified as Parcel No. (1-47) on James City County Real Estate Tax Map No. (24-3); and

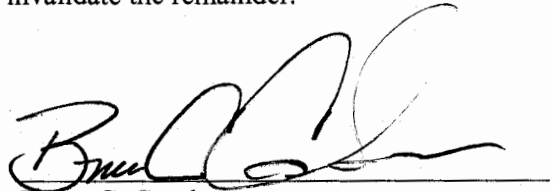
WHEREAS, the Planning Commission, following its public hearing on March 6, 2006, voted 7 to 0 for approval of this application.

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. 3-06 as described herein with the following conditions:

1. Concept Plan. This SUP shall be valid for a 5,900-square-foot expansion of the Zion Baptist Church and accessory uses thereto as shown on the "Exhibit for SUP" dated February 3, 2006. Development of the site shall generally be in accordance with the above-referenced 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. Architecture. The building materials, design, scale, and colors of the addition shall be compatible with that of the existing structure. The colors, design, and building materials for the addition shall be submitted to, and approved by the Planning Director prior to final site plan approval.
3. Lighting. Any new exterior site or building lighting shall have 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 site. Fixtures which are horizontally mounted on poles shall not exceed 15 feet in height. No glare defined as 0.1 foot-candle or higher shall extend outside the property lines.
4. Water Conservation. The owner 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 development 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 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.


5. Entrance Improvements. Entrance improvements shall meet the requirements of the Virginia Department of Transportation (VDOT) and shall be approved by VDOT prior to final site plan approval.
6. Landscaping. A landscaping plan shall be approved by the Planning Director, or his designee, prior to final site plan approval. The owner shall provide landscaping for the area surrounding the future church expansion to mitigate the impact of the expansion on the adjacent property. Landscaping shall be provided along the Centerville and Richmond Road Community Character Corridors which exceeds the ordinance planting requirements by at least 125 percent.
7. Commencement of Construction. If construction has not commenced on this project within 36 months from the issuance of an SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or the foundation has passed required inspections.
8. Severance Clause. This SUP 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
HARRISON	AYE
ICENHOUR	AYE
MCGLENNON	AYE
BRADSHAW	AYE
GOODSON	AYE

ATTEST:


 Sanford B. Wanner
 Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of March, 2006.

SUP_3_06ZionCrch.res