

RESOLUTION

CASE NO. SUP-0026-2007. WILLIAMSBURG DODGE TRAILER SALES

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 Dodson has applied on behalf of the Williamsburg Auto Group for an SUP to allow for a sale of trailers on approximately 6.4 acres of land on parcels zoned B-1, General Business; and

WHEREAS, the conditions for this application replace the originally approved SUP conditions (SUP-20-99) for this parcel; and

WHEREAS, the proposed site is shown on a conceptual layout, entitled "Master Plan for cargo trailer display and parking," and dated August 27, 2007; and

WHEREAS, the property is located at 7101 Richmond Road, and can be further identified as James City County Real Estate Tax Map/Parcel No. 2410100008; and

WHEREAS, the Planning Commission of James City County, following its public hearing on November 7, 2007, recommended approval of this application by a vote of 6-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-26-07 as described herein with the following conditions:

1. This special use permit shall allow for vehicle and trailer sales and service and accessory uses thereto as shown on the Master Plan titled "Master Plan for cargo trailer display and parking Williamsburg Dodge" dated August 27, 2007 (the "Project"). Development of the Project shall be generally in accordance with the above-referenced 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 Project. The boundary of this property (the "Property") shall include the 6.4 acres of land for Parcel No. 2410100008 as shown on the Master Plan, for the purposes of the special use permit.
2. There shall be no more than twelve trailers displayed at any given time in the front bay of parking directly adjacent to Richmond Road. All twelve trailers shall be located in the parking bay closest to the northeast property corner of the site and the trailers shall be parked perpendicular to Richmond Road. All other trailers shall be stored in the parking area to the rear of the main building on-site as shown on the Master Plan. Of the twelve trailers displayed in front of the dealership in the spaces perpendicular to Richmond Road, no more than five shall be an enclosed trailer at any given time and none of the twelve trailers on display shall be longer than twenty feet. No signs or banners shall be placed on any trailers. All trailers shall be placed on existing paved areas.

3. The applicant shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority and subsequently for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of approved landscaping design and materials to promote water conservation and minimize the use of public water resources. The water conservation standards shall be approved by the James City Service Authority within three months of adoption of this special use permit and shall apply to any future building construction or renovation and any new landscaping plans.
4. Any proposed changes to the previously approved landscaping plan and installed landscaping shall be submitted to and approved by the Planning Director prior to alterations being made.
5. No exterior loudspeaker system shall be installed.
6. Lights not needed for security purposes shall be turned off after 9:00 p.m. Lights left on during non-business hours shall be identified on the lighting plan.
7. An enhanced landscaping plan shall be submitted to, and approved by, the Planning Director. For the purposes of this section, "enhanced landscaping" shall mean landscaping which includes specimen trees along Richmond Road placed in such a way as to establish a streetscape effect.
8. Landscape areas along Richmond Road shall remain free of all signage (with the exception of one monument style sign that conforms with the sign ordinance), vehicles, and display structures. For the purposes of this section, a "monument" style sign shall be defined as a free-standing sign with a completely enclosed base not to exceed thirty-two square feet in size and not to exceed eight feet in height from grade.
9. A six-foot sidewalk shall be constructed along Richmond Road.
10. With the exception of one American flag and one State of Virginia flag, not to exceed 12 square feet each, no flags shall be permitted.
11. Vehicles for sale shall remain at grade (i.e., no elevated display structures shall be allowed).
12. No service bays shall face Richmond Road.
13. The height of all structures shall be limited to 35 feet.
14. The on-site car wash shall be used exclusively by the dealership during regular business hours. The car wash shall be of a type that uses recycled water. The car wash shall not be open to the general public.
15. Additional right-of-way shall be reserved along Richmond Road to accommodate a Class II bike lane.

16. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

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

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of December, 2007.

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