

RESOLUTION

CASE NO. SUP-15-06. MANN SERVICE STATION CONVERSION

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. Joseph Kniatt has applied for an SUP to allow for a contractor's warehouse and office to be placed in an unused existing building on a parcel approximately 1.43 acres in size and zoned A-1, General Agriculture; and

WHEREAS, the proposed contractor's warehouse and office is shown on a Master Plan entitled "Master Plan for Joseph Kniatt, Revised 10-27-06"; and

WHEREAS, the subject property can be further identified as a portion of James City County Real Estate Tax Map/Parcel No. (2-4)(1-48); and

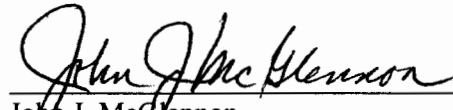
WHEREAS, the Planning Commission of James City County, following its public hearing on December 4, 2006, recommended approval of this application by a vote of 7-0; and

WHEREAS, the Board of Supervisors of James City County, Virginia, following a public hearing, finds this use to be consistent with the 2003 Comprehensive Plan Land Use Map designation for this site.

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. 15-06 as described herein with the following conditions:

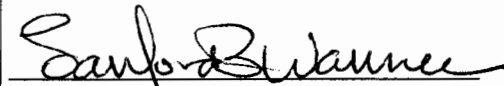
1. Master Plan and Use: This Special Use Permit (SUP) shall be valid for the operation of contractors' warehouses, sheds, and offices, and accessory uses thereto. Development of the site shall be generally in accordance with, and as depicted on, the SUP Master Plan drawing, entitled "Master Plan for Joseph Kniatt, Revised 10-27-06," and that was submitted as part of the application for this SUP, as determined by the Planning Director of James City County (Planning Director). Minor changes may be permitted by the Planning Director, as long as they do not change the basic concept or character of the development. Tree clearing and land disturbance shall be done at the minimum level necessary to accommodate the uses shown on the Master Plan as determined by the Planning Director.
2. Lighting: Any new exterior site or building lighting shall be comprised of recessed fixtures with no bulb, lens, or globe extending below the fixture housing. The housing shall be opaque and shall completely enclose the light source in such a manner that all light is directed downward, and that the light source is not visible from the side of the fixture. Pole-mounted fixtures shall not be mounted in excess of 15 feet in height above the finished grade beneath them. Light spillage, defined as light intensity measured at 0.1 foot-candle or higher extending beyond any property line, shall be prohibited.

3. Site Plan Approval Required: Final site plan approval, for the use proposed in this application, must be obtained within two years of the issuance of this SUP, or the SUP shall become void.
4. Landscape Plan: 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 within the 50-foot Community Character Corridor buffer along Richmond Road (Route 60 West), (except for the paved driveway/parking area), as shown on the Master Plan, so that the required size 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 plantings within the Community Character Corridor buffer shall be evergreen.
5. Building Elevation: The architectural drawings/plans for the renovation of the existing building shall be generally consistent with color building rendition submitted by the Applicant on 29 August 2006, entitled "Exhibit A, Mann Service Station Architectural Elevation Drawing," (the "Rendition"), as determined by the Planning Director. Minor changes to the architectural drawings/plans, which shall be turned in with the Site Plan, may be approved by the Planning Director provided that they are generally in keeping with the elevation depicted in the Rendition.
6. Junk Removal: The applicant shall remove all junk from the property prior to final site plan approval. "Junk" shall mean old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, wood, lumber, concrete or construction debris, pallets, tires, waste, junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old scrap ferrous or nonferrous material. This junk shall be properly disposed of in a State-approved facility. The James City County Zoning Administrator shall verify, in writing, that all junk has been properly removed from the property.
7. Entrance and Parking Area: A plan showing that the entryway to the property is reduced in width to meet VDOT standards, and that the parking stalls are realigned such that no backing or turning maneuvers are performed in the VDOT right-of-way to enter or exit from a parking space, shall be submitted and approved by the Planning Director prior to final site plan approval. The modifications depicted in this plan, once approved, shall be in place prior to the issuance of any Certificate of Occupancy for the site.
8. Screening of Fenced Storage Area: A plan for the landscape screening of the fenced rear vehicle storage area shall be submitted to the Planning Director for review and approval prior to final site plan approval for the property.
9. Severance Clause: This SUP 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 9th day of January, 2007.

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