

RESOLUTION

CASE NO. SUP-13-07. DENLEY BROWN CONTRACTORS WAREHOUSE/OFFICE

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. Tim Trant, on behalf of Denley Brown, has applied for an SUP to allow a contractors warehouse/office on approximately 8.074 acres of land on a parcel zoned A-1, General Agricultural; and

WHEREAS, the proposed site is shown on a conceptual layout, entitled "Special Use Permit Exhibit for Denley Brown" and dated March 13, 2007; and

WHEREAS, the properties are located on land zoned A-1, General Agricultural, and can be further identified as a portion of James City County Real Estate Tax Map/Parcel No. (24-1)(1-15a); and


WHEREAS, the Planning Commission of James City County, following its public hearing on May 2, 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 No. 13-07 as described herein with the following conditions:

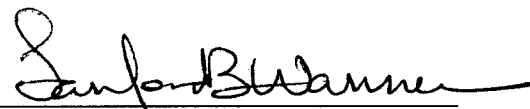
1. This SUP shall be valid for the operation of one contractors warehouse, shed, and office and accessory uses thereto (the "Project") as shown on the Master Plan titled "Special Use Permit Exhibit for Denley Brown" dated March 13, 2007, (the "Master Plan") on the parcel, located at 272 Peach Street, and identified as James City County Real Estate Tax Map No. 2410100015a (the "Property"). Development of the Project shall be generally in accordance with the Master Plan as determined by the Development Review Committee (the "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.
2. All storage of equipment associated with the Project shall be located inside the "Contractor's Warehouse" or under the adjacent "Covered Lean To" or "Future Covered Storage Area" as shown on the Master Plan. The storage area, for both the indoor and outdoor storage, as well as any future office expansion shall be limited to 2,600 square feet. The office use for this operation that is currently located in the residential dwelling on-site shall be limited to not more than 25 percent of the first floor area. Parking associated with the project shall be limited to the "proposed gravel parking area" as noted on the Master Plan.
3. Should new exterior site or building lighting be installed for the operation of the business, such fixtures 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 side. Fixtures, which are horizontally mounted on poles, shall not exceed 15 feet in height. No glare, defined as 0.1 footcandle or higher, shall extend outside the boundaries of the Property.

4. With the exception of the drive aisle and warehouse, the area depicted as "Natural undisturbed area" on the Master Plan shall remain in a natural undisturbed state unless otherwise approved by the Planning Director.
5. Hours of operation, including the operation of power tools and machinery and truck deliveries and pickups, shall be limited to 6 a.m. to 6 p.m., Monday through Saturday.
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 16 square feet in size and not to exceed six feet in height from grade.
7. 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

SUPERVISOR	VOTE
HARRISON	ABSENT
BRADSHAW	AYE
GOODSON	AYE
ICENHOUR	AYE
MCGLENNON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 26th day of June, 2007.

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