

RESOLUTION

CASE NO. SUP-0022-2009. KING OF GLORY LUTHERAN CHURCH SUP AMENDMENT

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. Matthew Connolly has requested an SUP amendment to allow the placement of two modular buildings and accessory uses at parcels located at 4881 and 4897 Longhill Road, zoned R-2, General Residential, and further identified as James City County (JCC) Real Estate Tax Map Parcel Nos. 3240100032 and 3240100033; and

WHEREAS, the proposed development is shown on a plan prepared by LandTech Resources, Inc, dated September 23, 2009, revised on October 27, 2009 (the "Master Plan"), and entitled "Master Plan of Property Situated at 4881 and 4897 Longhill Road JCC-SUP-0022-2009 King of Glory Lutheran Church SUP Amendment"; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing held on Case No. SUP-0022-2009; and

WHEREAS, the Planning Commission, following its public hearing on November 4, 2009, voted 5-0 to recommend approval of this application; and

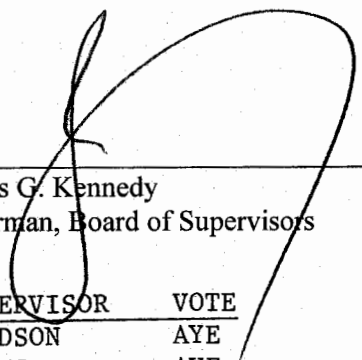
WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2003 and 2009 Comprehensive Plan Use Map designation for this site.

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. 0022-2009 as described herein with the following conditions:

1. Master Plan: This SUP amends the adopted SUP conditions for JCC Case No. SUP-0019-2007 and allow the placement of two modular units and accessory uses on properties located on JCC Real Estate Tax Parcel Nos. 3240100032 and 3240100033, more commonly known as 4881 and 4897 Longhill Road (the "Properties"). Development of the Properties shall be generally in accordance with the Master Plan entitled "Master Plan of Property Situated at 4881 and 4897 Longhill Road JCC-SUP-0022-2009 King of Glory Lutheran Church SUP Amendment," prepared by Land Tech Resources, Inc., dated September 23, 2009, and revised on October 27, 2009 (the "Master Plan"), with such minor changes as the Development Review Committee determines does not change the basic concept or character of the development.
2. Boundary Line Extinguishment (BLE): Prior to final site plan approval, a plat showing the extinguishment of the common property line between parcels located at 4881 and 4897 Longhill Road must be submitted and approved by the County.
3. 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 (JCSA) prior to final site plan approval. The standards may

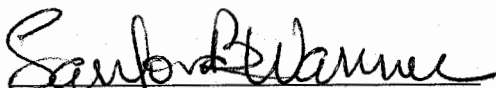
include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of water-conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.

4. Irrigation: In the design phase, the developer and designing engineer shall include the design of stormwater systems that can be used to collect stormwater for outdoor water use for the entire development. In no circumstances shall well water or water supplied by the JCSA be used for irrigation, except as otherwise provided in the 2007 Water Conservation Guidelines approved by the Board of Supervisors.
5. Conceptual Stormwater Plan: Prior to submission of a site plan for the Property, a conceptual stormwater plan depicting how stormwater will be treated in the entire site (i.e., parcels located at 4881 and 4897 Longhill Road) shall be submitted to the Environmental Division for review and approval.
6. Entrance Plan: Prior to final site plan approval, an entrance plan addressing limited vehicular ingress and egress at the entrance to 4881 Longhill Road shall be submitted to the County for review and approval of the Planning Director and Virginia Department of Transportation (VDOT). The plan shall address signage and physical measures that will be installed to restrict access to and from the property and Longhill Road.
7. Landscaping: A landscaping plan shall be submitted and approved by the Planning Director or his designee prior to final site plan approval. The landscaping plan shall, at a minimum, address the requirements found in Zoning Ordinance Section 24-95, *Landscape Areas Adjacent to Buildings*.
8. Lighting: All new exterior light fixtures, including building lighting, on the Property, shall have recessed fixtures with no lens, bulb, or globe extending below the casing. In addition, a lighting plan shall be submitted to and approved by the Planning Director or his designee, which indicates no glare outside the property lines. All light poles shall not exceed 20 feet in height unless otherwise approved by the Planning Director prior to final site plan approval. "Glare" shall be defined as more than 0.1 footcandle at the boundary of the Property or any direct view of the lighting source from the adjoining properties.
9. Dumpsters/HVAC Units: All dumpsters and heating and cooling units visible from any public street or adjoining property shall be screened from view with landscaping or fencing approved by the Planning Director, or his designee, prior to final site plan approval.
10. Commencement of Construction: Construction on this project shall commence within 36 months from the date of approval of this SUP or this permit shall be void. Construction shall be defined as obtaining all the permits necessary to allow for occupancy of any of the existing buildings "A" through "H" as shown on the master plan (the "Master Plan") or obtaining all the permits necessary for the construction of the modular units and the placement of the modular units on a foundation.
11. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



James G. Kennedy
Chairman, Board of Supervisors

ATTEST:


Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
GOODSON	AYE
JONES	AYE
MCGLENNON	AYE
ICENHOUR	AYE
KENNEDY	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of December, 2009.

Sup0022-09Church_res2