

RESOLUTION

CASE NO. SUP-0014-2010. GROVE CHRISTIAN COMMUNITY CHURCH

AND OUTREACH CENTER

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. Vernon Geddy has applied on behalf of Grove Christian Community Church and Outreach Center for an SUP to allow for the construction of a house of worship and accessory uses in excess of 2,750 square feet on two parcels of land zoned LB, Limited Business District; and

WHEREAS, the proposed development is shown on a plan prepared by AES Consulting Engineers, dated May 26, 2010 (the "Master Plan") and entitled " Master Plan for Grove Christian Outreach"; and

WHEREAS, the properties are located at 8798 and 8800 Pocahontas Trail and can be further identified as James City County Real Estate Tax Map Parcel 5910100026 and 5910100027; and

WHEREAS, the Planning Commission, following its public hearing on July 7, 2010, voted 6-0 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 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 SUP-0014-2010 as described herein with the following conditions:

1. **Master Plan:** This SUP shall be valid for the construction of building(s) totaling approximately 5,700 square feet and associated future building expansion of approximately 2,700 square feet on the property located at 8798 and 8800 Pocahontas Trail and further identified as James City County Real Estate Parcel Nos. 5910100026 and 5910100027 (together, the "Property"). Development of the Property shall be generally in accordance with the Master Plan entitled "Master Plan for Grove Christian Outreach" prepared by AES Consulting Engineers dated May 26, 2010, and revised on June 21, 2010 (the "Master Plan"), with such minor changes as the Planning Director or his designee determines does not change the basic concept or character of the development. Development of the building area labeled in the master plan as future expansion shall comply with all requirements of the Zoning Ordinance and shall be of similar use, scale, and architectural style as the proposed 5,700 square feet building and as determined by the Planning Director. Development of the Property, including development of the future expansion, as shown on the Master Plan, shall occur in accordance with the design standards of Section 24-370 of the Zoning Ordinance and with the Neighborhood Commercial Development Standards

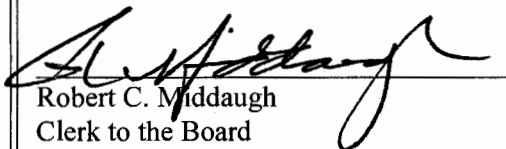
Policy adopted by the Board of Supervisors of James City County on March 23, 1999, and as determined by the Planning Director.

2. **Land Use**: The land uses of the Property shall include a house of worship and outreach services and other permitted accessory uses as determined by the Planning Director.
3. **Boundary Line Extinguishment (BLE)**: Prior to final site plan approval, a plat showing the extinguishment of the common property line between the parcels located at 8798 and 8800 Pocahontas Trail must be submitted to the Planning Director for County review and approval.
4. **Architectural Review**: Prior to final site plan approval, the Planning Director, or his designee, shall review and approve the final building elevations and architectural design for Grove Christian Outreach Center. Such building shall be reasonably consistent, as determined by the Planning Director or his designee, with the architectural elevations titled "Grove Christian Outreach Center, Williamsburg, Virginia" submitted with this special use permit application and prepared by Guernsey Tingle Architects, date stamped April 13, 2010.
5. **Archaeology**: A Phase I Archaeological Study for the entire site shall be submitted to the Planning Director for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Planning Director for all sites in the Phase I study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II Study is undertaken, such a study shall be approved by the Planning Director and a treatment plan for said sites shall be submitted to, and approved by, the Planning Director for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III study, a site is determined eligible for nomination to the National Register of Historic places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Planning Director prior to land disturbance within the study areas. All Phase I, Phase II, and Phase III studies shall meet the Virginia Department of Historic Resources Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. All approved treatment plans shall be incorporated into the plan of development for the Property and the clearing, grading or construction activities thereon.
6. **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 foot-candle at the boundary of the Property or any direct view of the lighting source from the adjoining properties.

- 7. **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 the obtaining of permits for the construction of foundations and/or footings.

- 8. **Severance Clause:** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

ATTEST:


Robert C. Middaugh
Clerk to the Board

James G. Kennedy
Chairman, Board of Supervisors

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

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of August, 2010.

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