

RESOLUTION

CASE NO. SUP-0016-2010. LA TIENDA – VIRGINIA PACKING

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. Jonathan Harris of Virginia Packing, LLC has applied for an SUP to allow a facility for the manufacture, compounding, processing, and/or packaging of food and food products, but not the slaughter of animals, on a parcel of land zoned M-1, Limited Business/Industrial; and

WHEREAS, the facility would be located in Units 101, 102, and 103 of property located at 8105 Richmond Road and can be further identified as James City County Real Estate Tax Map Nos. 1240600101, 1240600102, and 1240600103; and

WHEREAS, the Board of Supervisors approved rezoning the property to M-1 with proffers on July 22, 1997, and manufacture and processing of food or food products was left as a specially permitted use; and

WHEREAS, following its public hearing on July 7, 2010, the Planning Commission voted 6-0 to recommend approval of this application.

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. SUP-0016-2010 as described herein with the following conditions:

1. Use and Master Plan. This SUP shall be valid for the operation of an approximately 6,000 square foot facility that manufactures, processes, and packages food or food products, but does not include the slaughter of animals, in units 101, 102, and 103 of the Toano Business Center (the “Property”). The Property shall be developed generally as shown on the conceptual master plan entitled “La Tienda-Virginia Packing” and dated June 21, 2010 (the “Master Plan”).
2. Water Conservation Guidelines. The applicant shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority 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; the use of approved landscaping materials including the use of drought-tolerant plants where appropriate; and the use of water-conserving fixtures to promote water conservation and minimize the use of public water resources.
3. Commencement of Use. If any Certificate of Occupancy has not been issued on this project within 36 months from the issuance of an SUP, the SUP shall become void.
4. 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

SUPERVISOR	VOTE
MCCLENNON	AYE
GOODSON	AYE
ICENHOUR	AYE
JONES	AYE
KENNEDY	AYE

ATTEST:


 Sanford B. Wanner
 Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of July, 2010.

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