

RESOLUTION

CASE NO. SUP-0018-2010 – AMERICAN HERITAGE RV PARK EXPANSION

WHEREAS, Mr. and Mrs. William Rhoads own a parcel of property located at 146 Maxton Lane and further identified as James City County Real Estate Tax Map No. 1340100035 (the "Property"); and

WHEREAS, the Property is currently zoned R-8, Rural Residential, and designated Economic Opportunity on the 2009 Comprehensive Plan Land Use Map; and

WHEREAS, Mr. Vernon Geddy, III, has applied on behalf of Mr. and Mrs. William Rhoads to obtain a Special Use Permit (SUP) to expand the existing campground (the "RV Park") from 95 sites to 327 sites, including 86 cabin/RV units, an RV storage building, recreational and picnic facilities, storage and office space; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing scheduled; and

WHEREAS, the Planning Commission of James City County, following its public hearing on September 1, 2010, recommended approval of Case No. SUP-0018-2010 by a vote of 7-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after a public hearing, does hereby approve Case No. SUP-0018-2010 with the following conditions:

1. This SUP shall be valid for the operation of a 327-unit campground and accessory uses thereto located at 146 Maxton Lane, also known as James City County Real Estate Tax Map Parcel No. 1340100035. The Property shall be developed generally as shown on the exhibit "Special Use Permit Exhibit for American Heritage RV Park" dated July 2, 2010, prepared by LandTech Resources Inc ("Master Plan"). A maximum of 86 units may be temporary cabins as shown on the Master Plan. Such temporary cabins shall be no greater than 450 square feet in area. The Property shall be developed generally as shown on the Master Plan. Minor changes may be permitted by the Development Review Committee, as long as they do not change the basic concept or character of the development.
2. No accessory structure or parking area shall be within 100 feet of the property line of adjacent residential properties fronting on Maxton Lane.
3. The Property shall be limited to one egress/ingress from Maxton Lane. Internal roads shall remain private and shall be designed and maintained in a manner that minimizes dust during use. Accessory structures used by guests shall have at minimum one handicapped parking space and comply with the Americans with Disability Act (ADA) standards. Parking for accessory structures shall be limited to the number of spaces required for maintenance and handicapped parking only. All structures and accessory structures shall be connected by an internal ADA-compliant multi-use path and/or sidewalk.

4. Any exterior or building lighting 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 are not visible from the side. Fixtures which are horizontally mounted on poles shall not exceed 15 feet in height unless otherwise approved by the Planning Director. No light spillage, for purposes of this condition defined as 0.1 foot-candle or higher, shall extend outside the property lines.
5. No more than one freestanding sign shall be allowed along Maxton Lane. The sign shall be a monument style sign no more than eight feet tall with ground-mounted lighting and not larger than 32 square feet.
6. All open spaces shall be kept free from litter and debris.
7. A minimum 50-foot landscape buffer, free of structures, roads and campsites, shall be preserved along the property line of adjacent residential properties fronting on Maxton Lane. The buffer shall be landscaped, at a minimum, in accordance with the landscaping requirements of the Zoning Ordinance and such landscaping shall be approved by the Planning Director or his designee.
8. Outdoor activities shall be conducted in such a manner that they shall not be audible from adjacent properties later than 10 p.m. or before 7 a.m.
9. Vehicular camping units shall be licensed and registered by a governmental body and shall be legal to travel on Virginia highways without special permits for size, weight, or other reasons.
10. No person, other than the owner(s) or employees of the campground, may stay overnight for a period exceeding 30 consecutive days in any 60-day period.
11. The property owner shall be required to maintain a daily log of all campers staying at the campground (the "Log"). The Log shall include arrival and departure dates of each camper, shall be kept on file for a period of two years, and shall be available for review at the request of the Zoning Administrator.
12. If the property is not required to connect to public utilities, approval from the Virginia Department of Health for required drainfields must be obtained prior to final site plan approval being granted by the County. Primary and reserve drainfield locations must be shown on the submitted site plan prior to final site plan approval being granted by the County.
13. If the property is not required to connect to public utilities, applicable approvals from the Virginia Department of Environmental Quality and/or the Virginia Office of Drinking Water must be obtained prior to final site plan approval being granted by the County.
14. If in the future a connection is made to the James City Service Authority (JCSA) water system, a Water Conservation Agreement shall be required.

15. Prior to County issuance of any Certificate of Occupancy for the property, the property owner shall complete the following improvements, subject to the approval of VDOT and the Planning Director:
 - a. Clear two feet of right-of-way on either side of the existing pavement from 101 Maxton Lane to the entrance to the RV Park. Said clearing shall include the removal of trees, branches, shrubs, and dirt.
 - b. Place and compact gravel on two feet of either side of the existing pavement from 101 Maxton Lane to the entrance to the RV Park.
 - c. Replace the crushed culvert at 101 Maxton Lane.
 - d. Install W14-1 "Dead End," W14-2 "No Outlet," or similar signs as approved by VDOT near the entrance to the RV Park. The location of said sign shall be subject to VDOT approval.

16. 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
MCGLENNON	AYE
GOODSON	AYE
ICENHOUR	AYE
JONES	AYE
KENNEDY	AYE

ATTEST:

 Robert C. Middaugh
 Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of November, 2010.

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