

RESOLUTION

CASE NO. SUP-0007-2012. JIM'S WELL SERVICE

- 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 (the "SUP") process; and
- WHEREAS, Mr. Frederick Johnson has applied for an SUP to allow a contractor's office and accessory uses; and
- WHEREAS, the proposed development is shown on a plan titled "Special Use Permit Exhibit for Jim's Well Service" dated May 24, 2012; and
- WHEREAS, the property is located at 194 Racefield Drive and can be further identified as James City County Real Estate Tax Map Parcel No. 0320100005; and
- WHEREAS, the SUP shall also include a shared driveway situated within existing 40-foot easement on a parcel located at 200 Racefield Drive and further identified as James City County Real Estate Tax Map Parcel No. 0340100012D; and
- WHEREAS, the Planning Commission, following its public hearing on July 11, 2012, voted 7-0 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-0007-2012 as described herein with the following conditions:

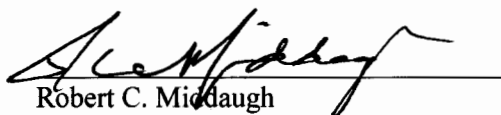
1. This SUP shall be valid for the operation of a contractor's office and accessory uses thereto (the "Proposal"), on approximately 0.25 acres of a property located at 194 Racefield Drive and further identified as James City County Real Estate Tax Map No. 0320100005 (the "Property"). The SUP shall also include a shared driveway situated within existing 40-foot ingress and egress easement on a parcel zoned A-1, General Agricultural, located at 200 Racefield Drive and further identified as James City County Real Estate Tax Map No. 0340100012D. Development of the Property shall be generally in accordance with the Master Plan titled "Special Use Permit Exhibit for Jim's Well Service" dated May 24, 2012 (the "Master Plan"), with such minor changes as the Planning Director determines does not change the basic concept or character of the development.
2. No work associated with the Proposal, except for clerical/office work, maintenance of equipment and vehicles, storage, and loading of materials on trucks shall be conducted at the Property.
3. The hours of operation shall be limited to 7 a.m. to 7 p.m. Monday through Friday.
4. Storage of equipment and machinery associated with the Proposal, excluding trucks and other vehicles, shall be located inside the "Outbuilding and Carport" or "Future Covered Storage Area" as shown on the Master Plan.

5. All vehicles associated with the Proposal shall maintain ingress/egress to Racefield Drive through one of two existing entrances (the "Entrance") located within a 40-foot access easement situated on adjacent parcel at 200 Racefield Drive.
6. Any improvements to the Entrance shall be reviewed and approved by the Virginia Department of Transportation (VDOT). During site plan review, the applicant shall provide evidence that all improvements to the Entrance required by VDOT will be contained within the existing 40-foot access easement, as shown in Exhibit A. Should improvements to the Entrance require work to be extended outside the access easement, the existing easement deed must be amended to contain all parts of the improved entrance within the access easement. Evidence of such amendment must be submitted to the Planning Director prior to final site plan approval.
7. No outdoor signage advertising the Proposal shall be allowed in the Property and elsewhere within or adjacent to the 40-foot access easement.
8. 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.
9. An amendment to this SUP application shall be necessary should the number of vehicles associated with the Proposal exceed eight vehicles. Beginning with the adoption date of this resolution and following at 12 months intervals, the applicant shall provide the Zoning Administrator a statement of compliance including the number of vehicles associated with the Proposal. This condition shall exclude employee's personal vehicles.
10. A site plan shall be required for this Proposal. Final approval of the site plan shall be obtained within 18 months of issuance of this SUP, or the SUP shall become void.
11. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



 Mary K. Jones
 Chairman, Board of Supervisors

ATTEST:



 Robert C. McLaugh
 Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<u>X</u>	___	___
JONES	<u>X</u>	___	___
KENNEDY	<u>X</u>	___	___
ICENHOUR	<u>X</u>	___	___
KALE	<u>X</u>	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of August, 2012.