

RESOLUTION

CASE NO. SUP-0013-2013. FIRE STATION 1 REPLACEMENT

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. Shawn Gordon, on behalf of the James City County Fire Department, has applied for an SUP to allow for the construction of a new fire station in a PL, Public Land, zoning district; and

WHEREAS, the subject properties are located at 3531 Forge Road, 7849 Church Lane, and 7869 Church Lane on land zoned PL, Public Land, and can be further identified as James City County Real Estate Tax Map/Parcel Nos. 1230100027, 1230100048, and 1230100031; and

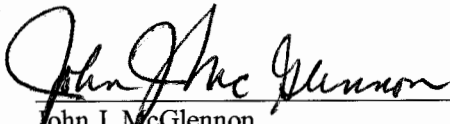
WHEREAS, the Planning Commission of James City County, following its public hearing on September 4, 2013, recommended approval of this application by a vote of 6-0; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be substantially in accord with Section 15.2-2232 of the State Code and with the 2009 Comprehensive Plan Land Use Map designation for this site.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after a public hearing does hereby approve the issuance of SUP 0013-2013 as described herein with the following conditions:

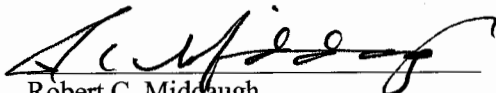
1. Master Plan: This SUP shall be valid for the redevelopment of Fire Station 1 and accessory uses thereto as shown on the Master Plan titled "Fire Station 1," and dated July 23, 2013, with such minor changes as the Planning Director determines does not change the basic concept or character of the development.
2. Commencement of Use: If construction has not commenced on the development within 36 months from the issuance of the SUP, the permit shall become void. Construction shall be defined as obtaining permits for building construction and a final framing inspection of the addition.
3. Architectural Review: Prior to final site plan approval the Planning Director shall review and approve final building elevations and architectural design for the new fire station to assure general consistency with the architectural elevation and accompanying drawings titled "Toano Fire Station" submitted with this application and prepared by Guernsey Tingle Architects, stamp dated July 24, 2013.
4. Boundary Line Adjustment/Extinguishment: Prior to the issuance preliminary site plan approval for the building, a subdivision plat shall be reviewed, approved, and recorded for the two project parcels.

5. 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 drought tolerant plants, warm season grasses, and the use of water conserving fixtures, and appliances to promote water conservation and minimize the use of public water resources.
6. Landscape Review: Prior to final site plan approval the Planning Director shall review and approve a landscape plan that incorporates the design principles for streetscapes and transitional buffering found in the Toano Community Character Area Design Guidelines and Streetscape Plan and which such plan also incorporates the buffer design principles for the open/agricultural buffer designation found in the Community Character Corridor Buffer Design Guidelines.
7. Sustainable Building Policy: On March 23, 2010, the James City County Board of Supervisors adopted the Sustainable Building Policy which requires all proposed County buildings to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification. Prior to final site plan approval the General Services Manager shall review the plans for consistency with the County's Sustainable Building Policy.
8. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



 John J. McGlennon
 Chairman, Board of Supervisors

ATTEST:



 Robert C. Middaugh
 Clerk to the Board

	<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>	___	___
BRADSHAW	<u>X</u>	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of October, 2013.

SUP13-13FireS1Rep_res