

RESOLUTION

CASE NO. SUP-0017-2014. WILLIAMSBURG UNITARIAN UNIVERSALISTS EXPANSION

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. James Peters of AES Consulting Engineers has applied for an SUP on behalf of the Williamsburg Unitarian Universalists (the "Owner") to expand the building and parking area of an existing house of worship (the "Development") on property located at 3051 and 3041 Ironbound Road (the "Property"); and

WHEREAS, the proposed Development is depicted on the plan prepared by Guernsey Tingle Architects, dated November 19, 2014, and entitled "Master Plan for Special Use Permit, Williamsburg Unitarian Universalists" (the "Master Plan"); and

WHEREAS, the proposed Development is located in its entirety on properties zoned R-8, Rural Residential, further identified as James City County Real Estate Tax Map Parcel Nos. 4710100065A and 4710100066; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-0017-2014; and

WHEREAS, the Planning Commission, following its public hearing on December 3, 2014, voted 6-0 to recommend approval of Application No. SUP-0017-2014.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve Case No. SUP-0017-2014, as described herein, pursuant to the following conditions:

1. *Master Plan*: This SUP shall be valid for the existing house of worship and an approximately 17,500-square-foot expansion generally in accordance with the Master Plan entitled "Master Plan for Special Use Permit, Williamsburg Unitarian Universalists," prepared by Guernsey Tingle Architects, and dated November 19, 2014, with such minor changes as the Director of Planning or his designee determines do not change the basic concept or character of the Development. The SUP shall also permit use of the "Parker House" as shown on the Master Plan, as an accessory use to the house of worship or as a single-family dwelling for rent.
2. *Archaeology*: A Phase I historic and archaeological study for the entire site shall be submitted to the Director of Planning, or his designee, for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Director of Planning 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 Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning 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 Director of Planning prior to land disturbance within the study areas. All Phases I, II, and 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 site and the clearing, grading, or construction activities thereon.

3. Boundary Line Extinguishment (BLE): Prior to final site plan approval for the initial expansion site plan, a plat showing the extinguishment of the common property line between parcels located at 3041 and 3051 Ironbound Road must be submitted, approved by the County Subdivision Agent or his designee, and recorded.
4. Landscape Plan: Prior to final approval for each site plan, the Director of Planning, or his designee, shall review and approve a landscape plan for the Development. The landscape plan shall meet all applicable zoning ordinance requirements and shall provide enhanced landscaping in accordance with the County's Enhanced Landscaping Policy as adopted April 9, 2013, in areas where the parking lot or stormwater management facility is located within 35 feet of the side property lines in order to screen the proposed improvements from adjacent residential property.
5. Urban and Suburban Community Character Corridor Buffer: A Community Character Corridor landscaped buffer area (the "Buffer") of an average of 50 feet in width from the right-of-way shall be provided along the Property's frontage on Ironbound Road as shown on the Master Plan. The Buffer shall contain enhanced landscaping in accordance with the County's Enhanced Landscaping Policy as adopted April 9, 2013. Landscaping shall be shown as part of the initial expansion site plan and shall be reviewed and approved by the Director of Planning or his designee for consistency with this condition. If future transportation improvements that impact the right-of-way are warranted as a result of any expansion of the existing sanctuary space, expansion of the parking will be adjusted or eliminated as approved by the Director of Planning so that an average 50-foot Buffer is retained from the adjusted edge of right-of-way.
6. Ironbound Road Pedestrian and Bike Improvements: In accordance with the Regional Bikeways Map and the Pedestrian Accommodation Master Plan, a shoulder bike lane and sidewalk shall be provided along the property's Ironbound Road frontage. However, this requirement may be waived or adjusted by the Director of Planning should the Owner demonstrate that existing pavement width or section, drainage, or other engineering constraints would restrict the ability of the Owner to install the bike lane and sidewalk in a manner that would meet Virginia Department of Transportation ("VDOT") requirements. Such analysis shall be submitted prior to or concurrent with the initial site plan submission and shall address the provision of an alternative bike and pedestrian accommodation, such as an asphalt multi-use path constructed on the property that would serve the community as well as, if not better than, a shoulder bike

lane and sidewalk as part of the initial expansion site plan. In the event that the Director of Planning disapproves the waiver, the applicant may appeal the decision to the Development Review Committee, which shall forward a recommendation to the Planning Commission. Pedestrian and bike accommodations shall be installed or bonded prior to final site plan approval for the initial building expansion.

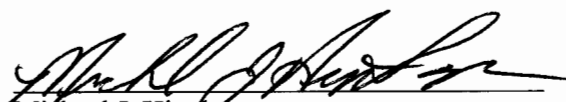
7. Pedestrian Facilities: Prior to final site plan approval for the initial building expansion, the Director of Planning or his designee shall review and approve a sidewalk connection (the "Connection") to the building from the Ironbound Road pedestrian accommodation as shown on the Master Plan. Alterations in location that result in equivalent facilities and pedestrian connectivity between Ironbound Road and the building may be approved by the Director of Planning. The Connection shall be installed or bonded prior to final site plan approval for the initial building expansion.
8. Transportation Improvements: The following transportation improvements shall be shown on the site plan for the initial building expansion and shall be bonded or installed by the Owner prior to site plan approval for the initial building expansion: A right-turn taper meeting all VDOT requirements on southbound Ironbound Road adjacent to the existing parking lot entrance.
9. Entrance and Turn-Lane Warrant Analysis: Prior to final site plan approval for any expansion of the existing sanctuary space an entrance plan, turn-lane warrant analysis and signal warrant analysis (the "Analysis") addressing vehicular ingress and egress to the Property shall be submitted to the Director of Planning and VDOT for review and approval. The Analysis shall also address the need for a second entrance to the property. Any improvements deemed warranted by the Analysis for either the existing entrance or a second entrance shall be bonded or installed in accordance with VDOT requirements prior to final site plan approval for any expansion of the existing sanctuary space. If improvements are determined to be necessary that require the dedication of additional right-of-way to VDOT, satisfactory evidence shall be provided to the Director of Planning that the lands necessary for the improvements to be constructed are under contract ownership prior to final approval of the site plan showing the needed improvements.
10. Signs: All signs and sign locations shall be reviewed and approved by the Director of Planning or his designee prior to each final site plan approval. New free-standing signs shall be of a ground-mounted monument type and shall not be larger than 32 square feet, not be erected to a height greater than eight feet tall, and shall employ ground-mounted lighting concealed by landscaping.
11. Dumpsters/HVAC Units: All new dumpsters and heating and cooling units shall be screened from public view by landscaping and/or fencing as approved by the Director of Planning or his designee prior to each final site plan approval.
12. Architectural Renderings: Final building elevations shall be generally consistent with Sheet A04 of the Master Plan. Prior to final site plan approval for each building expansion, the Director of Planning or his designee shall review and approve a final building elevation and architectural design for the proposed expansion for consistency with this condition.

13. Water Conservation Agreement: 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 for the initial building expansion. The standards shall include, but not be limited to, 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-resistant native and other adopted low-water-use landscaping materials and warm-season turf where appropriate, and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
14. Irrigation: In the design phase, the Owner shall include the design of stormwater systems that can be used to collect stormwater for outdoor water use not met by existing wells for the Property. Only surface water collected from surface water impoundments or existing wells may be used for irrigating the Property. In no circumstances shall JCSA public water supply be used for irrigation, except as otherwise provided by this condition.
15. Sustainable Design Initiatives:
 - a. Sustainable design initiatives shall be implemented during development of the Property and construction of the initial building expansion shown on Sheet A02 of the Master Plan to achieve the equivalent of 27 points from the leadership in energy and Environmental Design (LEED) for New Construction and Major Renovations (based upon LEED 2009 guidelines) (the "Credits"). Prerequisite items in the LEED 2009 guidelines shall not be required to be completed in addition to the Credits. In addition, documentation of the building energy performance shall be provided by a mechanical engineer to demonstrate an improvement in efficiency of the building's thermal envelope, mechanical systems, and electrical systems over code-required baseline performance.
 - b. The strategies to achieve the Credits will be incorporated into the construction documents either as part of the design, or as requirements for the contractor to substantiate during the course of construction. Compliance with the Credit requirements will be validated in a straightforward way through things like, but not limited to, review of contractor submittals, submission of design calculations, and letters certifying that requirements have been met. This validation will be overseen by a LEED-accredited professional and approved by the Director of Planning or his designee with Credits related to the design of the project approved prior to issuance of the building permit, and Credits related to the construction of the project approved prior to issuance of any Certificate of Occupancy.
16. Stormwater Management: The Owner shall be responsible for installation of the "Existing Stormwater Management" facility (the "Facility") as shown on the Master Plan prior to permanent certificate of occupancy for the initial building expansion. Design of the Facility shall address and resolve all current deficiencies in the existing stormwater pond outlined in the "Stormwater Management Facility Inspection Report" by James City County Stormwater Division and dated January 17, 2014 as approved by the Director of Engineering and Resource Protection prior to final site plan approval for the initial building expansion.

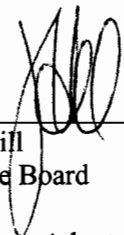
- 17. Nutrient Management Plan: During the design phase, an agent of the Virginia Cooperative Extension Office ("VCEO") or, if a VCEO agent is unavailable, a soil scientist licensed in the Commonwealth of Virginia or other qualified professional shall be engaged to conduct soil tests and to develop, based upon the results of the soil tests, customized nutrient management plans ("Nutrient Management Plans") for all lawn or landscaped areas of the Property. The Nutrient Management Plan shall be submitted to the County Engineering and Resource Protection Director or his designee for review and approval prior to the issuance of a permanent certificate of occupancy for the initial building expansion. Upon approval, the Owner shall be responsible for ensuring that any nutrients applied to the lawn and landscaped areas be applied in accordance with the applicable Nutrient Management Plan or any updates or amendments thereto as may be approved by the County Director of Engineering and Resource Protection.

- 18. Commencement of Construction: Construction on this project shall commence within 36 months from the issuance of an SUP, or the SUP shall become void. Construction commencement shall be defined as the obtaining of building permits and an approved footing and/or foundation inspection.

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


 Michael J. Hipple
 Chairman, Board of Supervisors

ATTEST:



 Bryan J. Hill
 Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
JONES	<u>X</u>	___	___
MCGLENNON	<u>X</u>	___	___
ONIZUK	<u>X</u>	___	___
KENNEDY	<u>X</u>	___	___
HIPPLE	<u>X</u>	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of January, 2015.

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