

RESOLUTION

CASE NO. CBE-17-003. 8797 POCAHONTAS TRAIL

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Vanasse Hangen Brustlin, Inc., on behalf of Carter's Grove Associates LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") on August 10, 2016, to request an exception to use the Resource Protection Area (the "RPA") on a parcel of property identified as James City County Real Estate Tax Parcel No. 5910100030 and further identified as 8797 Pocahontas Trail (the "Property") as set forth in the application CBE-17-003 for the construction of an on-site sanitary sewer force main with multiple pump stations; and

WHEREAS, the Board has listened to the arguments presented and has carefully considered all evidence entered into the record.

NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:

1. The exception request is the minimum necessary to afford relief.
2. Granting the exception will not confer upon the Applicant any special privileges denied by Chapter 23, Chesapeake Bay Preservation, of the James City County Code, to other property owners similarly situated in the vicinity.
3. The exception request will be in harmony with the purpose and intent of Chapter 23 of the James City County Code and is not of substantial detriment to water quality.
4. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels.
5. Reasonable and appropriate conditions are hereby imposed, as set forth below, which will prevent the exception request from causing a degradation of water quality.
6. In granting this exception, the following conditions are hereby imposed to prevent this exception request from causing degradation of water quality:
 - a. The Applicant must obtain all other necessary federal, state and local permits required for the project; and
 - b. Full implementation of the Plan of Development County Plan No. SP-0056-2016, once approved; and
 - c. This exception request approval shall become null and void if construction has not begun by August 10, 2017; and
 - d. Written requests for an extension to an exception shall be submitted to the Engineering and Resource Protection Division no later than six-weeks prior to the expiration date.

William Apperson
William Apperson
Vice Chair, Chesapeake Bay Board

Michael Woolson
Michael Woolson
Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 10th day of August, 2016.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August, 2016 IN THE COMMONWEALTH OF VIRGINIA, IN THE COUNTY OF JAMES CITY.

Melanie J. Davis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-31-18

MELANIE J. DAVIS
NOTARY PUBLIC
REG. #7014335
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2018

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