

RESOLUTION

CASE NO. SUP-0007-2015

ST. OLAF CATHOLIC CHURCH SPECIAL USE PERMIT AMENDMENT

WHEREAS, the Board of Supervisors of James City County, Virginia, (the "Board"), has adopted by ordinance specific land uses that shall be subjected to a Special Use Permit ("SUP") process; and

WHEREAS, the Board approved Case No. SUP-0006-2008 on July 22, 2008, which allowed for the operation of a house of worship of no more than 23,000 square feet and accessory uses on the property located at 104 Norge Ln. on land zoned R-8, Rural Residential, further identified as James City County Real Estate Tax Map Parcel No. 2320100016 (the "Property"), as shown on a plan titled "St. Olaf Catholic Church" date stamped July 15, 2008, prepared by AES Consulting Engineers (the "Master Plan"); and

WHEREAS, Mr. Robert Cosby, of AES Consulting Engineers has applied on behalf of the Catholic Diocese of Richmond c/o St. Olaf Catholic Church (the "Owner"), for an SUP to amend approved SUP-0006-2008 to allow revised architectural elevations for the house of worship on the Property; and

WHEREAS, the Planning Commission, following its public hearing on January 6, 2016, recommended approval of this application by a vote of 5-0-1; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and hearing conducted on Case No. SUP-0007-2015.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of SUP-0007-2015 as described herein subject to the amended and restated conditions below. This issuance supersedes and replaces SUP-0006-2008 in its entirety.


1. This SUP shall be valid for the operation of a house of worship and accessory uses thereto as shown on the Master Plan prepared by AES Consulting Engineers date stamped July 15, 2008. Expansion and renovation activities shall result in no more than 23,000 square feet of total building area. No school use shall be permitted as part of this SUP.
2. Only one entrance shall be allowed onto Norge Lane and this entrance shall align with the entrance to the Norge Shopping Center. There shall be no entrances to the Property from Richmond Road.
3. Any new exterior site lighting shall be limited to fixtures which are horizontally mounted on light poles not to exceed 25 feet in height and/or other structures and shall be 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 is not visible from the side. No glare, defined as 0.1 footcandle or higher, shall extend outside the Property lines. Limited lighting of the church building and the spire (no more than 20% of the overall facade) shall be permitted in such a manner that all light will be directed upward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher, shall extend outside the Property lines.

4. Prior to final site plan approvals, the planning director shall review and approve the final architectural design of the building and any future expansions. Such building, and any future expansion, shall be reasonably consistent, as determined by the planning director, with the architectural elevations titled "St. Olaf Catholic Church" submitted with this SUP application, dated June 4, 2015, and drawn by Hopke & Associates, Inc.
5. The Owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority prior to final development plan approval. The standards shall include, but 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 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.
6. Installation of parking spaces on the site may be phased in step with the building phasing so long as all spaces needed to meet zoning ordinance requirements for any particular phase have been installed prior to issuance of a Certificate of Occupancy ("CO") for that phase.
7. For those areas on the Master Plan where the "Evergreen Screen" is indicated, a continuous evergreen buffer designed to screen the parking lot from the adjacent properties and comprised of a mixture of evergreen ornamental trees, evergreen trees that will reach the height of at least 40 feet at maturity and evergreen shrubs shall be planted which, at planting, are 125% of the size requirements listed in the zoning ordinance, and shall be generally as shown on the "St. Olaf Catholic Church Planning Board Commission Exhibit No. 1 Landscape Buffer Intent Adjacent to Residential Properties" prepared by AES and dated June 4, 2008. A landscape plan for the entire Property (to include the "Evergreen Screen" and the Route 60 Community Character Corridor buffer area, as specifically requested by the Planning Commission, and other areas of the site as required by the zoning ordinance) shall be submitted for review and approval by the Development Review Committee with the initial plan of development for the Property. All landscaping on this plan shall be installed or bonded prior to the issuance of a final CO for the building expansion area shown on the initial plan of development.
8. Within six months of issuance of a CO for the Phase I portion of the building expansion, the Owner shall be responsible for determining the maximum percent utilization (queue length/storage length) of the left-turn lanes at the Richmond Road/Norge Lane intersection just prior to and just after the Sunday mass meeting, and providing this information in a report to the Virginia Department of Transportation

("VDOT") for its approval so that VDOT can make any adjustments to the signal timings as may be necessary. If determined necessary by VDOT, additional reports shall be done within six months of CO for the other Phases: the need for any additional reports shall be determined prior to site plan approval of each of the Phases.

9. In implementing stormwater management improvements on the Property, the Owner shall make use of low impact design measures as outlined in the Community Impact Statement date stamped July 15, 2008, and approved by the director of engineering and resource protection.
10. Prior to issuance of the first CO for any portion of the building expansion, a sidewalk shall be constructed along the Richmond Road frontage of the Property. The sidewalk shall extend to adjoining property lines and have handicapped accessible ramps at any driveways or street intersections.
11. If construction has not commenced on this project within 36 months from the issuance of this SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation has passed required inspections.
12. 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>
MCGLENNON	<input checked="" type="checkbox"/>	___	___
LARSON	<input checked="" type="checkbox"/>	___	___
ONIZUK	<input checked="" type="checkbox"/>	___	___
SADLER	<input checked="" type="checkbox"/>	___	___
HIPPLE	<input checked="" type="checkbox"/>	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of February, 2016.

SUP07-15StOlafChurchAmend-res