

RESOLUTION

CASE NO. SUP-0008-2015. J.S.G. MINERAL RESOURCE MANAGEMENT EXPANSION

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

WHEREAS, Ms. Caitlin King has applied on behalf of J.S.G. Corporation (the "Owner") for an SUP to allow for the operation of a contractor's office, the manufacture of wood and/or wood products, storage of petroleum, and storage and/or repair of heavy equipment (the "Project") on property located at 5701, 5977 and 5979 Centerville Road, further identified as James City County Real Estate Tax Map Nos. 3110100079A, 3020100006A and 3020100007, respectively, and one parcel without an address identified as James City County Real Estate Tax Map No. 3020100006 (collectively, the "Property"), which includes an existing borrow pit.

WHEREAS, the proposed site is shown on the exhibit labeled "Conceptual Plan for Special Use Permit, Manufacture of Wood Products, Contractors Office and Storage Shed, Owner: JSG Corporation," prepared by AES Consulting Engineers, and dated November 17, 2015 (the "Master Plan"); and

WHEREAS, all mining and borrow pit operations on the Property are subject to a separate SUP and are not bound by the Master Plan for the Project; and

WHEREAS, the Planning Commission, following its public hearing on August 3, 2016, voted 7-0 to recommend approval of this application; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing conducted on Case No. SUP-0008-2015; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds the Project to be consistent with the 2035 Comprehensive Plan Land Use Map designation for the Property and the considerations of Section 24-9 of the County Code.


NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approves the issuance of Case No. SUP-0008-2015 as described herein with the following conditions:

1. **Master Plan and Use:** This SUP shall be valid for the operation of a contractor's office, the manufacture of wood and/or wood products, storage of petroleum and storage and/or repair of heavy equipment (the "Project") on property located at 5701, 5977 and 5979 Centerville Road, further identified as James City County Real Estate Tax Map Nos. 3110100079A, 3020100006A and 3020100007, respectively, and one parcel without an address identified as James City County Real Estate Tax Map No. 3020100006 (collectively, the "Property"). The Project shall be in accordance with the "Conceptual Plan for Special Use Permit, Manufacture of Wood Products, Contractors Office and Storage Shed, Owner: JSG Corporation" prepared by AES Consulting Engineers, and dated November 17, 2015 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.

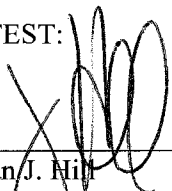
2. **Hours of Operation for Transportation and Wood Grinding:** Hours of operations for transportation of equipment to and from the Property, and for the grinder and all associated equipment shall be limited to 7 a.m.-7:30 p.m., Monday through Saturday, except for occasional afterhours and Sunday transportation related to storm cleanup work.
3. **Hours of Retail Operations:** Retail sale of wood and wood products shall be limited to 7 a.m.-6 p.m., Monday through Saturday, with all transactions occurring at the locations identified as "Office and Maintenance" and "Site 2" on the Master Plan, or at the existing on-site scale-house.
4. **Disturbed Area:** No more than 66 acres of the Property shall be disturbed for any specially permitted use at one time.
5. **Material and Equipment Storage:** All contractor's material and equipment storage shall be limited to the areas designated as "Shed" and "Office & Maintenance" on the Master Plan. Materials and equipment associated with the manufacture of wood and wood products shall be stored in the area identified as "Site 2" on the Master Plan.
6. **Wood Grinder:** The wood grinder and all associated equipment shall be located so as to minimize the potential adverse impacts on adjacent properties. When in operation, this equipment shall be placed in the locations identified as "Site 2: Area of Manufacture and Sale of Wood Products" on the Master Plan.
7. **Perimeter Buffer:** A buffer shall be maintained surrounding the Property as shown on the Master Plan. This buffer shall remain undisturbed with the exception of any required clearing necessary for the office and maintenance infrastructure as approved by the Director of Planning the area labeled on the Master Plan as "Office and Maintenance." Any approved disturbance must include a replanting plan with equivalent screening approved by the Director of Planning.
8. **Resource Protection Areas:** A 50-foot undisturbed buffer shall be provided on all Resource Protection Areas as defined in Section 23-3 of the James City County Code.
9. **Lighting:** A lighting plan shall be reviewed and approved by the Director of Planning or his designee prior to final approval of the site plan. Any exterior site or building lighting shall be shielded and directed downward. No glare - defined as 0.1 foot-candle or higher - shall extend outside the property lines. Security lighting may be installed at the entrance to the Property, at the existing gate, and adjacent and/or mounted to buildings in accordance with Section 24, Article II, Division 7 of the James City County Code. All other outdoor lighting shall be operated by a motion detector or be able to be turned on as needed and shall not be routinely illuminated at night. No lighting shall be installed on structures at a height greater than 16 feet above finished grade. This condition shall not apply to any lighting required by federal or state regulations.
10. **Operational Mitigation Plan:** An operational mitigation plan shall be reviewed and approved by the Director of Planning or his designee prior to final site plan approval. The plan shall address:
 - a. Dust mitigation, such as water trucks, mulch, or similar methods.
 - b. Smoke mitigation, such as containment or similar methods.
 - c. Noise mitigation, such as the enforcement of hours of operation.
11. **Material Decomposition:** The use of chemicals to aid in the decomposition of material shall be prohibited. No materials shall be burned on the Property.
12. **Stormwater Management:** A stormwater management plan shall be submitted to the Director of Engineering and Resource Protection or his designee for review and approval prior to preliminary site plan approval. The stormwater management plan shall demonstrate that adequate measures have been taken for the Project, post-development,

to achieve the same degree of pre-development water quality. The development of the Property shall utilize the applicable best management practices as outlined in the Virginia Department of Environmental Quality Stormwater Best Management Practice Clearinghouse.

13. **Entrances:** Access to the Project shall be limited to the existing entrance from Centerville Road.
14. **VPDES Industrial and Spill Prevention:** Prior to issuance of preliminary site plan approval, the Owner must determine if a general Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater Associated with Industrial Activity will be required from the Virginia Department of Environmental Quality. If a VPDES permit is required, the Owner must provide evidence of having obtained the permit prior to issuance of final site plan approval. If a VPDES permit is not required, an operational phase stormwater pollution prevention plan/spill prevention and control plan to address the outdoor vehicle and material storage, including but not limited to oil, diesel, and gasoline, shall be submitted to the Director of Engineering and Resource Protection and the Fire Chief for their respective review and approval.
15. **Wood Product Stock Piles:** Stockpiles associated with the manufacture of wood products shall not exceed 20 feet in height from the existing grade.
16. **Vehicle Storage:** In an effort to limit the intensity and scale of the contractor's operation, the number of vehicles associated with the Project shall be limited to those which could be parked within a 16,100-square-foot area within "Site 1" on the Master Plan.
17. **Site Plan Approval:** A site plan shall be required for the Project. Final approval of the site plan for all or a portion of the Project shall be obtained within 36 months of issuance of this SUP, or the SUP shall become void.
18. **Severability:** 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ONIZUK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of September, 2016.

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