

## RESOLUTION

CASE NO. CBE-18-013. STONEHOUSE LAND BAY 3 AND 5

### JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION


WHEREAS, SCP-JTL Stonehouse Owner 1, LLC (the “Applicant”), has applied to the Chesapeake Bay Board of James City County (the “Board”) on October 11, 2017, to request an exception to use the Resource Protection Area (the “RPA”) on parcels of property identified as James City County Real Estate Tax Map Parcel Nos. 0440100030, 0440200001, 0440200002, 0440100022 and 0530100017 and further identified as 9360, 9320, 9340 and 9350 Fieldstone Parkway and 9683 Mill Pond Run in the Stonehouse subdivision (the “Property”) as set forth in the application CBE-18-013 for the purpose of constructing a sanitary sewer trunk line; and


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

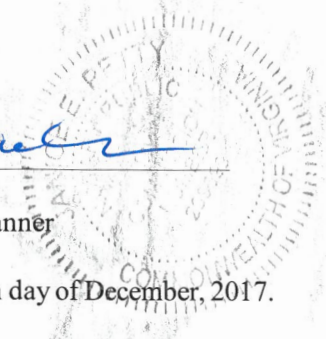
NOW, THEREFORE, BE IT RESOLVED that the Chesapeake Bay Board of James City County, Virginia, following a public hearing, by a majority vote of its members FINDS that:

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 and permissions as required for the project; and
  - b. A conservation easement of 2.27 acres is to be recorded in Tract 3 as outlined in the revised mitigation proposal; and

- c. Surety of \$5,000 will be required in a form acceptable to the County Attorney's office to guarantee all of the mitigation components; and
- d. This exception request approval shall become null and void if construction has not begun by December 13, 2018. Written requests for an extension to this exception shall be submitted to the Stormwater and Resource Protection Division no later than six weeks prior to the expiration date.

  
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David Gussman  
Chair, Chesapeake Bay Board

  
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Michael Woolson  
Senior Watershed Planner



Adopted by the Chesapeake Bay Board of James City County, Virginia, this 13th day of December, 2017.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF December, 2017 IN THE COMMONWEALTH OF VIRGINIA, IN THE COUNTY OF JAMES CITY.

  
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NOTARY PUBLIC

MY COMMISSION EXPIRES: January 31, 2018  
NOTARY COMMISSION NO. 209699

CBE18-13Stonehouse-res