

RESOLUTION

CASE NO. SUP-0009-2017. 3601 LA GRANGE PARKWAY EXPANSION

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, La Grange Holdings LLC (the "Owner") owns a parcel of property located at 3601 La Grange Parkway, further identified as James City County Real Estate Tax Map Parcel No. 1210100042 (the "Property"); and

WHEREAS, on behalf of the Owner, Mr. Samuel W. Edwards, III (the "Applicant") has applied for a Special Use Permit (SUP) to allow the manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals, as shown on the exhibit titled "SUP-0009-2017, 3601 La Grange Pkwy Expansion Master Plan", dated October 16, 2017; and

WHEREAS, the Applicant is proposing a building expansion on the Property (the "Project"); and

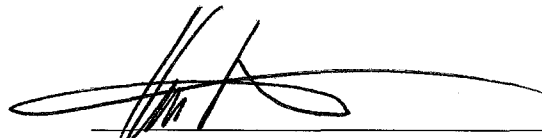
WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-0009-2017; and

WHEREAS, the Planning Commission, following its public hearing on November 1, 2017, recommended approval of this application by a vote of 7-0.

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 Case No. SUP-0009-2017 and the requested exception to the James City County Recreational Facilities Development Guidelines as described herein with the following conditions:

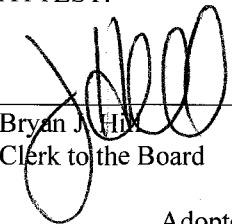
1. Master Plan: This SUP shall permit the manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals on approximately 11.73 acres located at 3601 La Grange Parkway and further identified as James City County Real Estate Tax Map Parcel No. 1210100042 (the "Property"). All final development plans shall be consistent with the master plan entitled "JCC SUP-0009-2017, 3601 La Grange Pkwy Expansion Master Plan" dated October 16, 2017 (the "Master Plan"), as determined by the Director of Planning, with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
2. Building Expansion: The proposed building expansion shall not exceed 85,000 square feet.
3. Smokers: There shall be no more than eight smokers on the Property. A smoker shall be defined as a piece of equipment used to generate smoke for the purpose of flavoring and/or cooking and/or curing meat and meat products.

4. Smoke/Noise/Odor: Smoke, noise and odor associated with the smoking, curing, cooking and processing of meat and meat products shall be permitted. All other dust, noise or odor effects shall be limited to a fully enclosed building.
5. Stockpile: If visible from La Grange Parkway, wood chip stockpiles shall be screened by landscaping or fencing.
6. Water Conservation: The Owner shall be responsible for developing and enforcing water conservation standards applicable to the Property, which standards shall be submitted to and approved by the James City Service Authority (the "JCSA") in accordance with the Water Conservation Guidelines adopted by the Board of Supervisors on November 27, 2007. The standards shall address water conservation measures such as, but not limited to, limitations on the use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought resistant native and other low water use landscaping materials and warm season turf where appropriate, and the use of water conserving fixtures and appliances all to promote water conservation and to eliminate the use of public water resources. The standards shall be submitted to and reviewed by the JCSA General Manager for general consistency with this condition and shall be approved by the JCSA prior to issuance of any Certificates of Occupancies for building expansions on the Property.
7. Commencement: A permanent Certificate of Occupancy for the Project shall be obtained within 48 months from the date of approval of this SUP or this permit shall be void.
8. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.



Kevin D. Onizuk
Chairman, Board of Supervisors

ATTEST:



Bryan J. Hipple
Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCLENNON	✓	—	—
SADLER	✓	—	—
HIPPLE	✓	—	—
LARSON	✓	—	—
ONIZUK	✓	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 12th day of December, 2017.

SUP09-17-3601LaGrange-res