

RESOLUTION

CASE NO. CBE-17-087. STONEHOUSE TRACT 3

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION

WHEREAS, Mr. Curtis Hickman of Kerr Environmental Services Corp., on behalf of SCP-JTL Stonehouse Owner 2, LLC (the "Applicant"), has applied to the Chesapeake Bay Board of James City County (the "Board") 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 Map Parcel No. 0540100015 and further identified as 9351 Six Mount Zion Road in the Stonehouse subdivision (the "Property") as set forth in the application CBE-17-087 for the purpose of installing sanitary sewer connections for the Stonehouse Tract 3 subdivision; 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 surety of \$5,000 will be required in a form acceptable to the County Attorney's office to guarantee the dedication of the Natural Open Space deed and easement. Once all 3.95 acres have been dedicated, the surety will be returned; and

- c. This exception request approval shall become null and void if construction has not begun by June 14, 2018; 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.



David Gussman
Chair, Chesapeake Bay Board



Michael Woolson
Senior Watershed Planner

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 14th day of June, 2017.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2017 IN THE COMMONWEALTH OF VIRGINIA, IN THE COUNTY OF JAMES CITY.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/31/18

