

RESOLUTION

CASE NO. SUP-19-0010. NORGE DENTAL CENTER 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, Norge Dental Center is located at 7450 Richmond Road, further identified as James City County Real Estate Tax Map Parcel No. 2320100018 (the "Property") and will also be located at 127 Peach Street, further identified as James City County Real Estate Tax Map Parcel No. 2320100017; and

WHEREAS, on behalf of Norge Dental Center, Mr. Adam Pratt of Kaufman & Canoles, P.C., has applied for an SUP to allow for a 3,000-square-foot expansion of the medical clinic, expanded parking lot, and storage building to the existing 10,500-square-foot Norge Dental Center; and

WHEREAS, the Planning Commission, following its public hearing on June 5, 2019, recommended approval of Case No. SUP-19-0010 by a vote of 6-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-19-0010.

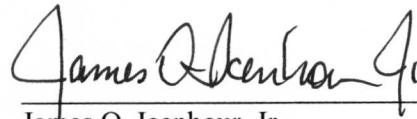
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code, does hereby approve the issuance of Case No. SUP-19-0010 as described herein with the following conditions:

1. Master Plan: This SUP shall apply to property consisting of a parcel located at 7450 Richmond Road, further identified as James City County Real Estate Tax Map Parcel No. 2320100018, and a 0.81-acre portion of a parcel located at 127 Peach Street, further identified as James City County Real Estate Tax Map Parcel No. 2320100017 (together, the "Property"). The SUP shall be valid for the 10,500-square-foot existing medical clinic (the "Clinic") and up to 3,000 square feet of expansion to the Clinic (the "Expansion"), associated parking, and a storage building. All final development plans shall be consistent with the Master Plan entitled, "Norge Dental Center" prepared by LandTech Resources, dated January 23, 2019 (the "Master Plan") with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
2. Subdivision: Prior to final site plan approval for the Expansion, a plat of subdivision shall be recorded for the Property to allow the Clinic and the Expansion to be on one parcel of property.
3. Architectural Review: Prior to final site plan approval, the Planning Director shall review and approve the final architectural design of the Expansion and the storage building. The design and materials of the Expansion shall be consistent with the Clinic and the architectural elevations, titled "Dr. Johnston Office Concept

Elevations" dated September 14, 2001, and submitted with Case No. SUP-0021-2001, as determined by the Planning Director. The design and materials of the storage building shall be consistent with the architectural description noted on the Master Plan, as determined by the Planning Director. Any exterior alterations to the Clinic shall remain consistent with existing design and materials as determined by the Planning Director.

4. Landscaping: Prior to final approval of the initial site plan, the Planning Director shall review and approve a landscaping plan for the Property. The landscaping plan and narrative exceed the planting standards of the general landscaping section, Section 24-98 of the Zoning Ordinance and shall include, a minimum 15-foot-wide landscape buffer shall be provided along all side and rear property lines.
5. Water Conservation: Water conservation standards shall be enforced on the Property. Water conservation standards shall be submitted to and approved by the James City Service Authority prior to site plan approval. The standards may include, but shall 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-tolerant plants where appropriate, and the use of water-conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
6. Commencement of Construction: If construction of the Expansion has not commenced within 36 months from the issuance of the SUP, the SUP shall only be valid for the Clinic. Construction shall be defined as obtaining permits for building construction and installation of footings and/or foundations for the Expansion.
7. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

BE IT FURTHER RESOLVED by the Board of Supervisors of James City County, Virginia, that the SUP issued herein as part of Case No. SUP-19-0010 shall replace and supersede the SUP issued in Case No. SUP-0021-2001, which shall no longer exist or have any effect.



James O. Icenhour, Jr.
Chairman, Board of Supervisors

ATTEST:



Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
HIPPLE	<u>✓</u>	<u> </u>	<u> </u>
LARSON	<u>✓</u>	<u> </u>	<u> </u>
SADLER	<u>✓</u>	<u> </u>	<u> </u>
MCGLENNON	<u>✓</u>	<u> </u>	<u> </u>
ICENHOUR	<u>✓</u>	<u> </u>	<u> </u>

Adopted by the Board of Supervisors of James City County, Virginia, this 9th day of July, 2019.

SUP19-10NorgeDntl-res