

RESOLUTION

CASE NO. CBPA-19-0040 7-ELEVEN AT QUARTERPATH

JAMES CITY COUNTY CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION


WHEREAS, Southland Corporation (the "Applicant") has applied to the Chesapeake Bay Board of James City County (the "Board") on May 8, 2019, to request an exception to use of the Resource Protection Area (the "RPA") on several parcels of property identified as James City County Real Estate Tax Parcel Nos. 5020100075A, 5020100030A, 5020100030, and 5020700004B, and further identified as 3000 Battery Boulevard, 7337 Pocahontas Trail, 7327 Pocahontas Trail, and 7341 Pocahontas Trail, respectively in the Quarterpath at Williamsburg development (the "Property") as set forth in the application CBPA 19-0040 for the purpose of constructing a paved access road; 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 required for the project; and
 - b. The Natural Open Space easement shall also include the remaining undisturbed RPA; and

- c. Surety of \$5,000 is required in a form acceptable to the County Attorney's Office to guarantee the mitigation plantings and natural open space easement; and
- d. This exception request approval shall become null and void if construction has not begun by May 8, 2020; and
- e. Written requests for an extension to an exception shall be submitted to the Stormwater and Resource Protection Division no later than March 27, 2020, six weeks prior to the expiration date.



David Gussman
Chair, Chesapeake Bay Board



Michael Woolson
Secretary to the Board

Adopted by the Chesapeake Bay Board of James City County, Virginia, this 8th day of May, 2019.

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