

RESOLUTION

CASE NO. SUP-19-0018. 6623 RICHMOND ROAD -

TRAIN CONTROL SYSTEM ASSEMBLY AND STORAGE

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, B & L of North Carolina, LLC (the "Owner") owns property located at 6623 Richmond Road and further identified as James City County Real Estate Tax Map Parcel No. 2430100035A; and

WHEREAS, on behalf of the applicant, Mr. Vernon Geddy of Geddy, Harris, Franck, and Hickman, LLP has applied for an SUP to allow for the processing, assembly, and manufacture of light industrial products or components, with all storage, processing, assembly and manufactured conducted indoors within a portion of an existing building located at 6623 Richmond Road; and

WHEREAS, the Planning Commission, following its public hearing on October 2, 2019, recommended approval of Case No. SUP-19-0018 by a vote of 6-0; and

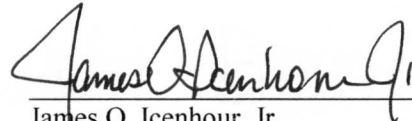
WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-19-0018; and

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-19-0018 as described herein with the following conditions:

1. Master Plan: This SUP shall be valid for the processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture (the "Use") conducted indoors within a portion of an existing building located at 6623 Richmond Road, further identified as James City County Tax Map No. 2430100035A (the "Property"). The Use shall be consistent with the master plan titled "Special Use Permit for the assembly and storage of train control systems" and dated August 22, 2019 (the "Master Plan"). Development and operation of the Use on the Property shall be generally in accordance with the master plan, with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
2. Outdoor Storage: No outdoor storage shall be permitted on the Property.
3. BMPs: Within two years of approval of this SUP both stormwater facilities on the Property (YC055 and YC014) must be returned to approved plan design performance standards. Should this standard not be attainable due to site constraints or other outstanding issues, an Erosion & Sediment Control plan must be prepared by a licensed professional engineer detailing the retrofit and/or remediation to be taken in order to return the facilities to an appropriate level of design for the original facility's

classification. Such plan must be reviewed and approved by the Stormwater and Resource Protection Division.

- 4. Change of Use: Prior to issuance of a Certificate of Occupancy a James City County Change of Use application shall be submitted for review and approval of the Director of Building and Safety Permits. The applicant shall include an analysis of the section of the building subject to this SUP, prepared by a Virginia registered design professional, for the purpose of determining compliance with the 2015 Virginia Existing Building Code for the Use.
- 5. Parking Verification: Starting with the date of approval of this SUP, and prior to any new tenant occupying the commercial/retail part of the building located on the Property, a change of use or an application to verify parking availability shall be submitted to the Director of Planning or designee for review. This information will be used to calculate parking needs, ensuring the availability of parking for all uses on the Property.
- 6. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of October, 2019.

SUP19-18-6623RichmdRd-res