

RESOLUTION

CASE NO. SUP-21-0014. BUSCH GARDENS ENTERTAINMENT EVENT FACILITY

WHEREAS, the Board of Supervisors of James City County has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Mr. Anthony Loubier of Vanasse Hangen Brustlin Inc.(VHB), on behalf of SeaWorld Parks & Entertainment LLC, has applied for an SUP to allow for the construction of an approximately 32,500-square-foot building on property located at 7851 Pocahontas Trail, further identified as James City County Real Estate Tax Map No. 5140100009; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing conducted on Case No. SUP-21-0014; and

WHEREAS, the Planning Commission, following its public hearing on July 7, 2021 recommended approval of the application by a vote of 6-0.

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 Case No. SUP-21-0014 for the construction of a building up to 33,000 square feet as described above and on the attached site location map, subject to the following conditions:

1. Master Plan: This SUP shall be valid for the construction of an approximately 32,500-square-foot building (the "Facility"), on property located at 7851 Pocahontas Trail and further identified as James City County Real Estate Tax Map No. 5140100009 (the "Property"). The Facility shall be developed and constructed substantially in accordance with the master plan titled "Site Level Plan, Busch Gardens Event Building Special Use Permit" prepared by VHB and dated May 24, 2021 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the James City County Zoning Ordinance, as amended.
2. Tree Clearing: Tree clearing on the Property shall be limited to the minimum necessary to accommodate the Facility. A landscape plan depicting the tree removal shall be approved by the Director of Planning or their designee prior to site plan approval.
3. Lighting: All new light poles shall not exceed twenty (20) feet in height from finished grade unless otherwise approved in writing by the Director of Planning prior to site plan approval. There shall be no light trespass, defined as light intensity measured 0.1 foot candle or higher extending beyond the boundaries of the Property, as a component of or result of this Facility. A lighting plan consistent with the requirements of this condition shall be submitted to, and approved by, the Director of Planning or their designee prior to final site plan approval for the Facility.
4. Outdoor Storage: All outdoor storage as a result of this Facility, including heavy machinery, trucks, equipment, and materials, shall be screened from the right-of-way and adjacent properties with landscaping or fencing as approved by the Director of Planning prior to site plan approval.

- 5. Stormwater Management: Pretreatment of the stormwater runoff generated by the Facility for the typical one-year, 24-hour storm event is required. The form(s) or type(s) of pretreatment measures to be employed shall be reviewed and approved by the Director of Stormwater and Resource Protection prior to site plan approval.
- 6. Commencement of Construction: Construction of the Facility as described in this SUP shall commence within thirty-six (36) months from the date of approval of this SUP, or this SUP shall automatically be void. Construction shall be defined as obtaining building permits for building construction and installation of footings and/or foundations.
- 7. Severability: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.


 Michael J. Hipple
 Chairman, Board of Supervisors

ATTEST:


 Teresa J. Fellows
 Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
SADLER	<input checked="" type="checkbox"/>	___	___	___
ICENHOUR	<input checked="" type="checkbox"/>	___	___	___
LARSON	<input checked="" type="checkbox"/>	___	___	___
MCGLENNON	<input checked="" type="checkbox"/>	___	___	___
HIPPLE	<input checked="" type="checkbox"/>	___	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of September, 2020.

SUP21-14BGEntBdg-res