

RESOLUTION

CASE NO. SUP-22-0013. 3252 N. RIVERSIDE DRIVE CONTRACTOR'S OFFICE

AND WAREHOUSE

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, Mr. Lloyd Stephens of Stephens Remodeling, has applied for an SUP to allow for the operation of a contractor's office and warehouse located at 3252 N. Riverside Drive and further identified as James City County Real Estate Tax Map Parcel No. 0930100021 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on September 7, 2022, recommended approval of Case No. SUP-22-0013 by a vote of 7-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0013; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 Comprehensive Plan Land Use Map designation for the Property.

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-22-0013 as described herein with the following conditions:

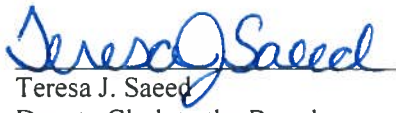
1. Master Plan. This SUP shall be valid for the construction and operation of a contractor's office and warehouse, and accessory uses thereto (the "Project"), on property located at 3252 N. Riverside Drive and further identified as James City County Real Estate Tax Map No. 0930100021 (the "Property"). The Project shall be developed and constructed substantially in accordance with the master plan titled "JCC SUP-22-0013, 3252 N. Riverside Drive Contractor's Office and Warehouse" dated July 14, 2022 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the James City County Zoning Ordinance, as amended. There shall be one entrance to the Project as shown on the Master Plan.
2. Limitations. No retail sales shall occur on the Property.
3. Lighting. Prior to final approval of any site plan, if any exterior lighting is proposed for the Project, the Director of Planning or designee shall review and approve a lighting plan for the Property. All new light poles shall not exceed sixteen (16) 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 Project. Lights shall be operated by a motion detector or be able to be turned on as needed. Lights shall not be routinely illuminated from dusk until dawn.

4. Outdoor Storage and Dumpsters. Storage of equipment, machinery, and materials associated with the Project, excluding trucks and other vehicles, such as tractor trucks, tractor truck/semitrailer, or tractor truck/trailer combination, dump truck, concrete mixer truck, or any heavy construction equipment, shall be located inside the warehouse. Trucks and other vehicles shall be screened from the right-of-way and adjacent properties with landscaping and fencing as approved by the Director of Planning prior to site plan approval. All dumpsters shall be screened by landscaping or fencing in a location approved by the Director of Planning prior to site plan approval.
5. Outdoor Storage of Materials. No outdoor storage of materials including soil stockpiles defined by Section 24-46 of the Zoning Ordinance shall be permitted on the Property.
6. Vegetated Buffer. The existing vegetation surrounding the Project area shown on the Master Plan shall remain undisturbed in its natural state except for the removal of dead, diseased, or injured vegetation. No grading of land is allowed within the buffer except for the planting of additional vegetation.
7. Landscape and Screening Plan. A landscape and screening plan shall be submitted to the Director of Planning or his designee for review and approval prior to site plan approval. The landscape and screening plan shall show, at a minimum, landscaping and/or fencing that shall effectively screen the storage and/or parking areas associated with the Project from public roads and adjacent properties and all trees that will be removed. Tree clearing on the Property shall be limited to that shown on the landscape plan.
8. Spill Prevention and Containment Plan. Prior to approval of any site plan for the project, a Spill Prevention Control and Countermeasure Plan (SPCCP) for the Property shall be submitted to the County Director of Stormwater and Resource Protection or designee for review and approval. The SPCCP shall outline measures and procedures necessary for the operation of the Project and activities conducted on the Property.
9. Signage. No outdoor signage advertising the Project or commercial activity shall be allowed on the Property.
10. Deliveries. Deliveries, including trash pickup, shall be limited to 8 a.m.-5 p.m., Monday through Friday.
11. Parking of Vehicles. No more than five vehicles associated with the Project (including construction vehicles, such as tractor trucks, tractor truck/semitrailer, or tractor truck/trailer combination, dump truck, concrete mixer truck, or any heavy construction equipment), may be parked at the property at a given time.
12. Site Plan. A site plan shall be required for this Project. Final approval of the site plan shall be obtained within 24 months of issuance of this SUP, or the SUP shall become void.
13. Severability. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:



Teresa J. Saeed
Deputy Clerk to the Board

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

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of October, 2022.

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