

## **Proposed Conditions – SUP-20-0017, Williamsburg Crossing Bruster's Ice Cream Amendment**

1. ***Master Plan.*** This special use permit (SUP) would amend previously approved Special Use Permit-2-93 (SUP-2-93) to allow for changes to Condition 3 related to the 50 foot greenbelt buffer at 5289 John Tyler Highway, further identified as James City County Real Estate Tax Map Parcel No. 4812200010 (the “Property”). The use and layout of the Property shall be generally as shown on the document entitled “SUP-20-0017, Caroline’s Creamery Drive Thru Addition” (the “Master Plan”), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
2. ***Landscape and Screening.*** As part of the site plan, a landscape and screening plan shall be submitted to the Director of Planning or designee for review and approval prior to final site plan approval. The Community Character Corridor buffer shall meet the requirements of Section 24-98, Landscape areas(s) along the right(s)-of-way and Section 24-100, Screening, of the landscape ordinance as amended.
3. ***Lighting.*** Any proposed new lighting must meet the current lighting ordinance. Current condition #8 requires outdated lighting requirements and will be eliminated by this amendment.
4. ***Severance Clause.*** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.