

PROPOSED CONDITIONS FOR CASE NO. SUP-23-0004. CHICKAHOMINY RIVERFRONT PARK

MASTER PLAN AMENDMENT

1. Master Plan and Use. This Special Use Permit (the “SUP”) shall be valid for the Chickahominy Riverfront Park facility (the “Project”). The Project is located at 1350 John Tyler Highway, further identified as James City County Real Estate Tax Map No. 3430100002 (collectively, the “Property”). Development of the Property shall be completed in accordance with the “Chickahominy Riverfront Park Master Plan March 2023” dated March 2023 (the “Master Plan”), with any deviations considered per Section 24-23 (a)(2) of the Zoning Ordinance.
2. Soil Studies. A soil feasibility study to determine appropriate areas for septic drainfields shall be submitted to the Virginia Department of Health for review and approval prior to any new development on the Property.
3. Right-of-Way Buffer. A 150-foot buffer as designated on the Master Plan shall be maintained. This buffer shall remain undisturbed with the exception of additional landscaping, breaks for roadways, pedestrian connections, utilities, walking, hiking, and biking trails, and other uses shown on the Master Plan or as approved by the Director of Planning.
4. Outdoor Speakers. All outdoor speakers used on the Property shall be oriented generally towards the interior of the Property and away from exterior property lines.
5. Tree Clearing. Tree clearing on the Property shall be limited to the minimum necessary to accommodate the Project as determined by the Director of Planning or his designee.
6. Master Stormwater Management Plan. Development of areas within the Property shall adhere to approved master Stormwater Management Plan SWM-23-0003 (“SWM Plan”). Material deviations from the SWM Plan must be approved by the Director of Stormwater and Resource Protection. All development of the Property must adhere to the SWM Plan.
7. Road Improvements. Within 12 months of adoption of this SUP, the westbound right-turn on John Tyler Highway shall be restriped to a right-turn taper, as approved by the Virginia Department of Transportation (VDOT).
8. Traffic Impact Study. A Traffic impact study shall be submitted to the County within five (5) years of adoption of this SUP, or at such earlier time as required by VDOT. The traffic impact study shall determine the need for a right-turn lane on westbound John Tyler Highway at the Property entrance. The Director of Planning may delay this requirement beyond five (5)-years if there is a traffic growth rate, as determined by VDOT, of less than 2% per annum as determined by the Director of Planning.
9. Severability. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.