

PROPOSED CONDITIONS FOR CASE NO. SUP-23-0007. WARHILL SPORTS COMPLEX

MASTER PLAN AND SUP AMENDMENT

1. Master Plan and Use. This Special Use Permit (the “SUP”) shall be valid for the Warhill Sports Complex Community Recreation facility (the “Project”). The Project is located at 4900 Stadium Road, 5700 and 5720 Warhill Road, and further identified as James City County Real Estate Tax Map Nos. 3210100012, 3210100012A, and 3210100012L, respectively (collectively, the “Properties”). Development of the Properties shall be completed in accordance with the “Warhill Sports Complex Master Plan September 2021,” dated September 2021, (the “Master Plan”), with any deviations considered per Section 24-23 (a)(2) of the Zoning Ordinance.
2. Buffer. A minimum 150-foot buffer shall be maintained along the perimeter of the boundary lines of James City County Real Estate Tax Map No. 3210100012. This buffer shall remain undisturbed with the exception of breaks for roadways and pedestrian connections, utilities, walking and hiking trails, community uses, and other uses shown on the Master Plan or as specifically approved by the Director of Planning.
3. Road Improvements. The southbound right-turn lane on Warhill Trail shall be lengthened to 125 feet prior to June 30, 2027. The Director of Planning shall have the authority to delay required in the completion of the road improvement beyond June 30, 2027, if construction of the athletic fields labeled B, D2, and F on the revised Master Plan have not been completed prior to June 30, 2027.
4. Traffic Management Plan. Beginning on January 31, 2024, and every January 31 of each year thereafter, a Traffic Management Plan (“TMP”) addressing the circulation and queueing of vehicles within the Project area shall be submitted to the Virginia Department of Transportation (“VDOT”) and to the Director of Planning or his designee for their review and approval. The TMP shall address parking lot usage, signage, pavement markings and other vehicle control and directional devices, and manual traffic controls at the intersection of Warhill Trail and Longhill Road. The TMP shall be submitted until operation of the Longhill Road/Warhill Trail intersection is at a Level of Service “D” or better, as determined by VDOT and the Director of Planning.
5. Traffic Impact Analysis. A Traffic Impact Analysis 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 Director of Planning may delay this requirement beyond five (5)-years if construction of the athletic fields labeled B, D2, and F on the Master Plan have not been completed within five years of adoption of this SUP.
6. Outdoor Speakers. All outdoor speakers used on the Properties shall be oriented generally towards the interior of the Properties and away from exterior property lines.
7. Master Stormwater Management Plan. The applicant shall submit a Master Stormwater Management (“SWM”) Plan for review and approval by the Director of Stormwater and Resource Protection Division within 18 months of adoption of this SUP. Material deviations from the SWM Plan must be approved by the Director of Stormwater and Resource Protection Division. All development of the Properties must adhere to the approved SWM Plan.
8. Severability. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.