

RESOLUTION

CASE NO. SUP-0014-2016/MP-0002-2016. WARHILL SPORTS COMPLEX

MASTER PLAN AND SUP AMENDMENT

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, James City County (the "Owner") owns properties located at 5700 and 5720 Warhill Trail, further identified as James City County Real Estate Tax Map Parcel Nos. 3210100012 and 3210100012A, respectively; and

WHEREAS, on behalf of the owner, Mr. John Carnifax, Director of the Parks & Recreation Department has applied for an SUP and Master Plan amendment to allow for the addition of a running center building, a Williamsburg Area Transit Authority (WATA) bus transfer station, the relocation of a proposed indoor sports facility and other minor revisions, as shown on the exhibit titled "2016 Warhill Sports Complex Master Plan" and dated September 19, 2016; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing conducted on Case No. SUP-0014-2016/MP-0002-2016; and

WHEREAS, the Planning Commission, following its public hearing on November 2, 2016, recommended approval of this application by a vote of 6-1. At the same meeting, the Planning Commission approved a resolution finding the proposal consistent with the Comprehensive Plan by a vote of 6-1.

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-0014-2016/MP-0002-2016, as described herein with the following conditions:


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 5700 and 5720 Warhill Road, further identified as James City County Real Estate Tax Map Nos. 3210100012 and 3210100012A, respectively (the "Properties"). Development of the Properties shall be completed in accordance with the "2016 Warhill Sports Complex Master Plan," dated September 19, 2016, (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance.
2. **Archaeology:** A Phase I Archaeological Study for the Properties shall be submitted to the Director of Planning for review and approval prior to land disturbance for the Project. A treatment plan shall be submitted and approved by the Director of Planning for all sites in the Phase I study that are recommended for a Phase II evaluation and/or

identified as eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study areas. All Phase I, Phase II and Phase III studies shall meet the Virginia Department of Historic Resources' Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. All approved treatment plans shall be incorporated into the plan of development for the Properties and the clearing, grading or construction activities thereon. This condition shall be interpreted in accordance with the County's Archaeological Policy adopted by the County on September 22, 1998.

3. Buffer: A minimum 150-foot buffer shall be maintained along the exterior 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 and other uses specifically approved by the Development Review Committee.
4. Road Improvements: The southbound right-turn lane on Warhill Trail shall be lengthened to 125 feet prior to June 30, 2022. The Planning Director shall have the authority to delay requiring the completion of the road improvement beyond June 30, 2022, if construction of the athletic fields labeled "B", "E" and "F" on the revised Master Plan have not been completed prior to June 30, 2022.
5. Intersection Signage: Measures to prevent blocking of intersections during times of queuing on Warhill Trail Road, such as signage and/or paint markings on the pavement at the Warhill Trail intersection with Blue Bill Run and Beaver Run Roads, shall be installed within one year of the issuance of this SUP.
6. Traffic Management Plan ("TMP"): Beginning on January 31, 2017, and every January 31 of each year thereafter, a TMP addressing the circulation and queuing 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 his review and approval. The TMP shall consist of measures such as, but not limited to, parking lot usage, signage, pavement markings or other vehicle control/directional devices and manual traffic control (police officer or similar) at the intersection of Warhill Trail and Longhill Road. The TPM shall be submitted until such time as physical improvements to the intersection of Longhill Road/Warhill Trail, or other improvements, result in operation of the Longhill Road/Warhill Trail intersection at a Level of Service "D" or better, as approved by VDOT and the Director of Planning.
7. Traffic Impact Study: A traffic impact study shall be submitted to the County within five (5) years of the issuance of this SUP amendment, or at such time as the traffic study is required by VDOT. The Director of Planning shall have the authority to delay requiring the traffic study to be submitted beyond the five (5)-year time period if

construction of the athletic fields labeled "B", "E" and "F" on the revised Master Plan have not been completed within five years of issuance of this SUP amendment.

8. 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.
9. Lighting: A lighting plan shall be reviewed and approved by the Director of Planning or his designee for any lighting proposed adjacent to any athletic fields. This plan shall indicate that no glare, is cast onto adjacent properties. "Glare" shall be defined as more than 0.1 foot candle at the boundary of the Properties or any direct view of the lighting source from the adjoining properties. All other lighting shall comply with Zoning Ordinance, Article II, Special Regulations, Division 7, Outdoor Lighting.
10. Water Conservation Plan: Prior to final development plan approval, water conservation standards shall be submitted to and approved by the James City Service Authority. The standards shall include, but not be limited to water conservation measures such as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought resistant native and other adopted low water use landscaping materials and warm season turf where appropriate, and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
11. Bus Transfer Station Access: Access to the proposed bus transfer station by all fixed-route busses shall be limited to the intersection of Opportunity Way and Centerville Road. The intent of this condition is to ensure regular bus routes do not enter the Properties through the Warhill Trail/Longhill Road intersection entrance.
12. Pedestrian Accommodation: Within three (3) months from the date the bus transfer station starts to service the public, a raised crosswalk shall be provided by the Williamsburg Area Transit Authority (WATA) connecting the proposed bus transfer station to the existing pedestrian accommodation along Stadium Road. Prior to start of service WATA shall notify the Director of Planning of the date the bus transfer station starts to service the public.
13. 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:


Bryan J. Hipple
Clerk to the Board

MCGLENNON
LARSON
ONIZUK
SADLER
HIPPLE

VOTES

AYE	NAY	ABSTAIN
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Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of December, 2016.