

RESOLUTION

CASE NO. SUP-18-0024. CHRIST COMMUNITY CHURCH MULTIPURPOSE BUILDING

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, Christ Community Church Wesleyan, Inc. (the "Owner") owns property located at 9001 Richmond Road, further identified as James City County Real Estate Tax Map Parcel No. 1020100009 (the "Property"); and

WHEREAS, on behalf of the Owner, Ms. Milissa Cheves of DJG, Inc., has applied for an SUP to allow a place of public assembly on the Property as shown on the exhibit titled "Christ Community Church Multi-Purpose Building," prepared by DJG, Inc. and dated July 24, 2018; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-18-0024; and

WHEREAS, the Planning Commission, following its public hearing on October 17, 2018, recommended approval of the application by a vote of 7-0.

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-18-0024 as described herein with the following conditions:

1. *Master Plan:* This SUP shall be valid for a place of public assembly (the "Project") located at 9001 Richmond Road, further identified as James City County Real Estate Tax Map Parcel No. 1020100009 (the "Property"). Development of the Project on the Property shall occur generally as shown on the exhibit drawn by DJG, Inc. entitled "Christ Community Church Multi-Purpose Building," dated July 24, 2018 (the "Master Plan"), with any deviations considered pursuant to Section 24-23(a)(2) of the James City County Code (the "County Code"), as amended.
2. *Architectural Elevations/Design:* The multipurpose building shown on the Master Plan shall use design materials that are substantially in accord with the front elevation as shown on the document entitled "Front Elevation," prepared by DJG, Inc. and dated August 20, 2018. Such determination shall be made by the Director of Planning prior to site plan approval for the multipurpose building.
3. *Archaeological:* A Phase I Archaeological Study for the Property, excluding the existing structures, shall be submitted to and approved by the Director of Planning prior to land disturbance approval for the Project. A treatment plan shall be submitted to 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 being 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 preliminary approval 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 site and the clearing, grading or construction activities thereon.

4. *Landscaping:* A landscape plan for the portion of the Property adjacent to Richmond Road shall be submitted for review and approval by the Director of Planning with the initial plan of development for the Project. The landscape plan shall show landscaping meeting the 50-foot wooded Community Character Corridor landscape buffer per the Community Character Corridor Buffer Treatment Guidelines policy. All landscaping on the landscape plan shall be installed or guaranteed prior to the issuance of the initial final Certificate of Occupancy for the Project. The amount of any surety guaranteeing installation of landscaping shall be determined by the Director of Planning or designee.
5. *Exterior Lighting:* All new exterior light fixtures on the Property, including new building lighting, shall have recessed fixtures with no lens, bulb or globe extending below the casing. All new light poles shall not exceed 20 feet in height from finished grade unless otherwise approved by the Director of Planning. A lighting plan indicating no glare outside the boundaries of the Property shall be submitted for any new lighting. The lighting plan shall be approved by the Director of Planning or designee prior to site plan approval. "Glare" shall be defined as more than 0.1 foot-candle at the property line or any direct view of the lighting source from the adjoining properties.
6. *Commencement of Construction:* Final site plan approval for the Project shall be obtained within 36 months from the date of approval of the SUP or the SUP shall be void.
7. *Severability:* The SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

Ruth M. Larson
Chairman, Board of Supervisors

ATTEST:

Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	_____	_____	_____
ICENHOUR	_____	_____	_____
SADLER	_____	_____	_____
HIPPLE	_____	_____	_____
LARSON	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of November, 2018.

SUP18-24ChristCChurch-res