

RESOLUTION

CASE NO. SUP-25-04. BAY LANDS FEDERAL CREDIT UNION

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Mr. Tom Derrickson of AES Consulting Engineers has applied on behalf of property owner, Bay Lands Federal Credit Union, for an SUP to allow a bank at 7031 Richmond Road; and

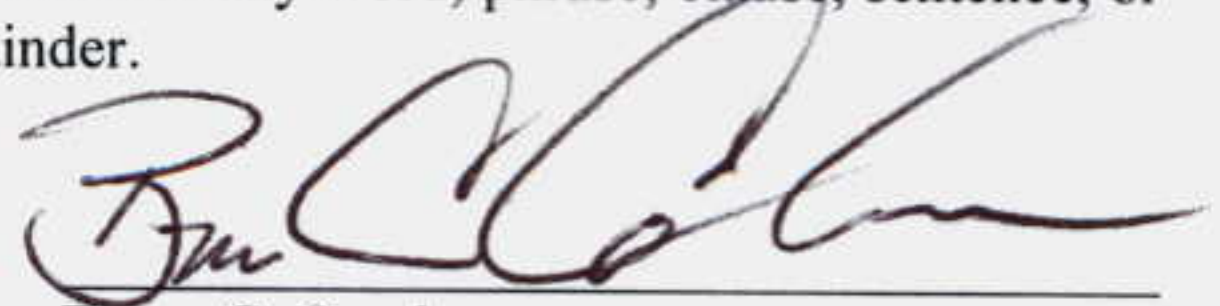
WHEREAS, the property is located on land zoned B-1, General Business, and can be further identified as Parcel No. (1-13) on James City County Real Estate Tax Map No. (24-1); and

WHEREAS, the Planning Commission, following its Public Hearing on November 1, 2004, voted 5-0 to recommend approval of this application.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP No. 25-04 as described herein with the following conditions:

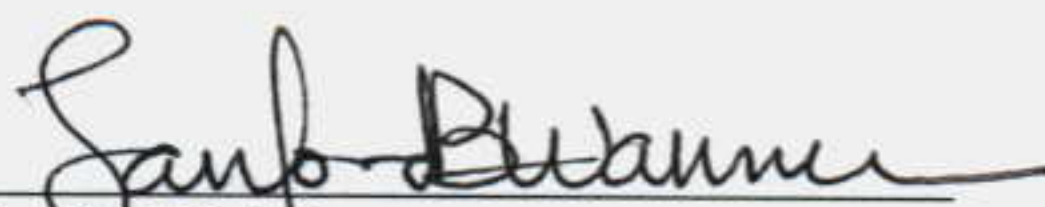
1. If construction has not commenced on Phase I of this project (credit union building, associated parking, entrance, and stormwater management facility) within twenty-four months from the issuance of an SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction and installation of footings and/or foundation.
2. As determined by the Planning Commission, the plan of development shall be in accordance with the SUP Plan prepared by AES Consulting Engineers and dated October 18, 2004.
3. Prior to the final site plan approval and as determined by the Planning Director, the building architecture for both buildings shall be compatible and consistent with each other and the architectural building treatment shall be consistent, compatible and reflective of significant architectural elements found in other buildings located in the Norge Community Character Area such as but not limited to the following: C&O Depot, Norge Community Hall, McKown House, Old Store in the Village and the Wicker Store.
4. All exterior lighting on the property shall be recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. Modifications to this requirement may be approved by the Planning Director if it is determined that the modifications do not have any negative impact on the property or surrounding properties.

5. A landscaping plan shall be approved by the Planning Director prior to final site plan approval for this project. The landscaping plan shall include enhanced landscaping within the fifty-foot Community Character Corridor buffer along Richmond Road (Route 60 West) and in the rear landscaping buffer adjacent to Colonial Heritage. Enhanced landscaping shall be defined so that the required number of plants and trees equals, at a minimum, 125 percent of the requirements of the James City County Landscape Ordinance. A minimum of fifty percent of the trees within the landscape buffers shall be evergreen.
6. Access to the site is proposed via a direct driveway from Richmond Road to the property as shown on the SUP Plan and all warranted traffic improvements shall be approved by the Planning Director and Virginia Department of Transportation (VDOT) prior to site plan approval. If access to the site is gained from the adjacent property to the north and the existing Econo Lodge entrance as shown on the SUP Plan, the direct driveway entrance from Richmond Road to the property shall be closed and remained closed with enhanced landscaping in accordance with Condition No. 5 of this special use permit replacing the driveway. The alternate entrance and any associated traffic improvements shall be reviewed and approved by the Planning Director and VDOT.
7. The applicant shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority prior to final site plan approval. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems, the use of approved landscaping materials including the use of drought-tolerant plants where appropriate, and the use of water-conserving fixtures to promote water conservation and minimize the use of public water resources.
8. Free standing signage shall be limited to one monument style sign. For purposes of this condition, a "monument" style sign shall be defined as a free standing sign with a completely enclosed base not to exceed thirty-two square feet in size and not to exceed eight feet in height from grade.
9. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



Bruce C. Goodson
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

SUPERVISOR	VOTE
BRADSHAW	AYE
HARRISON	AYE
BROWN	AYE
MCGLENNON	AYE
GOODSON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of December, 2004.