

## RESOLUTION

### CASE NO. SUP-27-04. WILLIAMSBURG COMMUNITY CHAPEL EXPANSION

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 process; and

WHEREAS, Mr. John E. Rhebergen of Gossen Livingston Associates, Inc., has applied on behalf of Williamsburg Community Chapel for a special use permit to allow an expansion to the existing house of worship located at 3899 John Tyler Highway; and

WHEREAS, the proposed expansion is shown on a plan prepared by AES Consulting Engineers, dated October 14, 2004, and entitled "Special Use Permit Plan for the Williamsburg Community Chapel, Route 5, James City County, Virginia"; and


WHEREAS, the property is located on land zoned R-8, Rural Residential, and can be further identified as Parcel No. (1-2A) on James City County Real Estate Tax Map No. (46-1); and

WHEREAS, the Planning Commission, following its public hearing on December 6, 2004, voted 6-0 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 Special Use Permit No. SUP-27-04 as described herein with the following conditions:

1. If construction has not commenced on this project within 36 months from the issuance of a special use permit, the special use permit shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation has passed required inspections.
2. 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 surrounding properties.
3. A landscaping plan shall be approved by the Planning Director prior to final site plan approval for this project. A minimum of fifty percent of the plantings within the Community Character Corridor buffer and perimeter buffers adjacent to residential lots shall be evergreen.
4. The plan of development shall be in accordance with the "Special Use Permit Plan, Williamsburg Community Chapel" dated October 14, 2004, and prepared by AES Consulting Engineers with such minor changes as determined by the Development Review Committee that does not change the basic concept or character of the development.

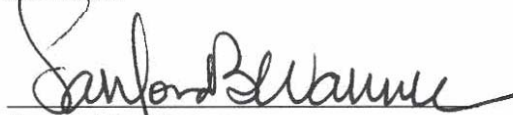
5. Prior to final site plan approval, the Planning Director shall review and approve the final building elevations and architectural design of the expansion of the existing church building. Such approval shall ensure that the design, building materials, colors and scale of the building expansion are compatible with the surrounding residential developments and scenic characteristics of Route 5.
6. 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.
7. The applicant shall implement all road improvements recommended by the traffic study "Traffic Impact Study, Proposed Expansion of Williamsburg Community Chapel, James City County, Virginia" prepared by Wilbur Smith Associates, April 26, 2002. All traffic improvements, including the reconstruction of the existing entrance for right-in, right-out traffic shall be constructed prior to the issuance of any Certificate of Occupancy for the expansion.
8. The height of the proposed sanctuary building shall not exceed fifty-three feet from finished grade. Church spires, belfries, cupolas, and monuments would still be permitted to be erected to a total height of 60 feet from grade in accordance with the provisions of the Zoning Ordinance.
9. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.



Michael J. Brown  
Chairman, Board of Supervisors

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
GOODSON	AYE
MCGLENNON	AYE
BRADSHAW	AYE
BROWN	AYE

ATTEST:



Sanford B. Wanner  
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 22nd day of February, 2005.