

RESOLUTION

CASE NO. SUP-31-06. TOANO MIDDLE SCHOOL BUS ENTRANCE

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. Bruce Abbott of AES Consulting Engineers has applied on behalf of Williamsburg-James City County Schools for an SUP to allow for a second right-in/right-out bus entrance onto Richmond Road for Toano Middle School; and

WHEREAS, the proposed entrance is shown on a conceptual layout, entitled "Cafeteria Expansion and Bus Entrance: Toano Middle School," drawn by AES Consulting Engineers and dated October 23, 2006; and

WHEREAS, the property is located on land zoned A-1, General Agricultural, and can be further identified as James City County Real Estate Tax Map/Parcel No. (12-4)(1-51); and

WHEREAS, the Planning Commission of James City County, following its public hearing on February 7, 2007, recommended approval of this application by a vote of 7-0; and

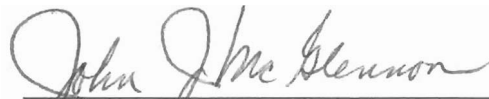
WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2003 Comprehensive Plan Land Use Map designation for this site.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after a public hearing, does hereby approve the issuance of Special Use Permit No. 31-06 as described herein with the following conditions:

1. This SUP shall be valid for the construction of a bus entrance at Toano Middle School, located at 7817 Richmond Road ("Property"). This entrance shall be developed generally in accordance with the conceptual layout submitted with the application titled "Cafeteria Expansion and Bus Entrance: Toano Middle School" and dated October 23, 2006 ("Master Plan") with only changes thereto that the Planning Director determines do not change the basic concept or character of the development.
2. Only two entrances shall be allowed onto Route 60, as generally shown and located on the Master Plan. The entrance labeled "Proposed Bus Entrance" on the Master Plan shall be a right-in/right-out bus entrance only.
3. The applicant shall provide signage, which restricts the proposed entrance to bus traffic only. Such restriction shall be in effect during school hours, and include the one hour prior to the beginning of school and one hour after the end of the school day. The location and details of the required signage shall be included on the site plan and are subject to approval by the Planning Director or his designee prior to final site plan approval.
4. The applicant shall construct a full-width right-turn lane and all other necessary entrance improvements off Route 60 east into the proposed bus entrance as shown on the Master Plan to the Virginia Department of Transportation (VDOT) standards which

shall be approved by VDOT prior to final site plan approval. The turn lane shall be constructed to include a shoulder bike lane as approved by the Planning Director. The bike lane shall be constructed within two years of approval of this SUP.

5. The sidewalk located within the Route 60 right-of-way shall be maintained or adjusted if new construction interferes with its current location. If adequate right-of-way is not available to accommodate the sidewalk, it shall be donated. The sidewalk shall meet all VDOT standards.
6. An enhanced landscaping plan providing under-story shrubs along the area of the school's frontage on Route 60 between the southwestern property line and the existing entrance shall be approved by the Planning Director or his designee and the Chief of Police or his designee prior to final site plan approval. Enhanced landscaping shall be defined as 125 percent of the size of the Zoning Ordinance landscape requirements. Landscaping shall be installed within six months of final site plan approval unless otherwise determined by the Planning Director or his designee.
7. A 50-foot buffer shall be provided adjacent to all property zoned or used for residential purposes. The buffer shall remain undisturbed and in its natural state except as approved by the Development Review Committee.
8. Any new exterior site lighting shall have 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. Pole-mounted fixtures shall not be mounted in excess of 30 feet in height above the finished grade beneath them. No glare defined as 0.1 foot-candle or higher shall extend outside the property lines.
9. This SUP is not severable. Invalidation of any word, phrase, clause, sentences, or paragraph shall invalidate the remainder.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

SUPERVISOR	VOTE
HARRISON	AYE
BRADSHAW	AYE
GOODSON	AYE
ICENHOUR	AYE
MCGLENNON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of March, 2007.