

RESOLUTION

CASE NO. Z-001-08/MP-001-08/SUP-0006-08/HW-002-08.

ST. OLAF CATHOLIC CHURCH EXPANSION

WHEREAS, the Catholic Diocese of Richmond owns a parcel of property located at 104 Norge Lane and further identified as Parcel No. (1-16) on James City County Real Estate Tax Map No. (23-2) (the "Property"); and

WHEREAS, the Property is currently zoned R-8, Rural Residential with Proffers, and designated Low Density Residential on the 2003 Comprehensive Plan Land Use Map; and

WHEREAS, Ms. Sara Rilveria of AES Consulting Engineers has applied on behalf of St. Olaf Catholic Church to rezone the Property from R-8, Rural Residential, with Proffers, to R-8, Rural Residential (eliminating the existing Proffers); to obtain an SUP to allow for expansion of the existing St. Olaf Catholic Church; and to obtain a height limitation waiver to allow for the construction of a 90-foot-tall cross spire as part of the expansion of the Church; and

WHEREAS, the proposed expansion is shown on a master plan, entitled "St. Olaf Catholic Church" prepared by AES Consulting Engineers and date stamped July 15, 2008; and

WHEREAS, a public hearing was advertised, adjoining property owners notified and a hearing scheduled; and

WHEREAS, the Planning Commission of James City County, following its public hearing on June 4, 2008, recommended approval of cases Z-0001-08, MP-0001-08, and SUP-0006-08 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; and

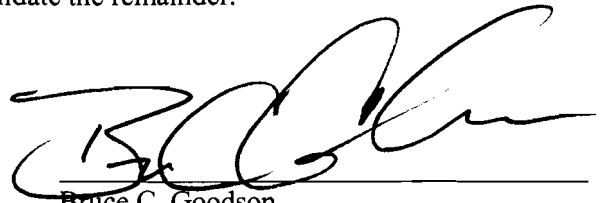
WHEREAS, the Board of Supervisors finds that the requirements of Section 24-354 of the James City County Zoning Ordinance have been satisfied in order to grant a height limitation waiver to allow the erection of structures in excess of 60 feet.

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 a height limitation waiver for a structure up to 90 feet under Case No. HW-0002-2008, and also approves Case Nos. Z-0001-08/MP-0001-08/SUP-0006-2008 as described herein with the following conditions:

1. This Special Use Permit (SUP) shall be valid for operation of a house of worship and accessory uses thereto as shown on the Master Plan prepared by AES Consulting Engineers date stamped July 15, 2008. Expansion and renovation activities shall result in no more than 23,000 square feet of additional building area. No school use shall be permitted as part of this SUP.

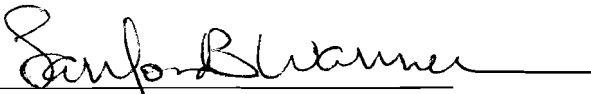
2. Only one entrance shall be allowed onto Norge Lane, and this entrance shall line up with the entrance to the Norge Shopping Center. There shall be no entrances to the site from Richmond Road.
3. Any new exterior site lighting shall be limited to fixtures which are horizontally mounted on light poles not to exceed 25 feet in height and/or other structures and 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. No glare, defined as 0.1 footcandle or higher shall extend outside the Property lines. Limited lighting of the church building and the spire (no more than 20 percent of the overall facade) shall be permitted in such a manner that all light will be directed upward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher shall extend outside the Property lines.
4. Prior to final site plan approval, the planning director shall review and approve the final architectural design of the building. Such building shall be reasonably consistent, as determined by the planning director, with the architectural elevations titled "Saint Olaf Catholic Church" submitted with this special use permit application, dated June 24, 2008, and drawn by Brawer & Hauptman Architects.
5. The owner 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 development plan approval. The standards shall include, but not be limited to such water conservation measures 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.
6. Installation of parking spaces on the site may be phased in step with the building phasing so long as all spaces needed to meet Zoning Ordinance requirements for any particular phase have been installed prior to issuance of a Certificate of Occupancy for that phase.
7. For those areas on the Master Plan where the "Evergreen Screen" is indicated, a continuous evergreen buffer designed to screen the parking lot from the adjacent properties and comprised of a mixture of evergreen ornamental trees, evergreen trees that will reach the height of at least 40 feet at maturity and evergreen shrubs shall be planted which, at planting, are 125 percent of the size requirements listed in the Zoning Ordinance, and shall be generally as shown on the "St. Olaf Catholic Church Planning Board Commission Exhibit No. 1 Landscape Buffer Intent Adjacent to Residential Properties" prepared by AES and dated June 4, 2008. A landscape plan for the entire Property (to include the "Evergreen Screen" and the Route 60 Community Character Corridor buffer area, as specifically requested by the Planning Commission, and other areas of the site as required by the Zoning Ordinance) shall be submitted for review and approval by the Development Review Committee with the initial plan of development for the Property. All landscaping on this plan shall be installed or bonded prior to the issuance of a final Certificate of Occupancy for the building expansion area shown on the initial plan of development.

8. Within six months of issuance of a Certificate of Occupancy (C.O.) for the Phase I portion of the building expansion, the owner shall be responsible for determining the maximum percent utilization (queue length/storage length) of the left turn lanes at the Richmond Road/Norge Lane intersection just prior to and just after the Sunday mass meeting, and providing this information in a report to VDOT for their approval so that VDOT can make any adjustments to the signal timings as may be necessary. If determined necessary by VDOT, additional reports shall be done within six months of C.O. for the other Phases: the need for any additional reports shall be determined prior to site plan approval of each of the Phases.
9. In implementing stormwater management improvements on the Property, the owner shall make use of low impact design measures as outlined in the Community Impact Statement date stamped July 15, 2008, and approved by the environmental director.
10. Prior to issuance of the first Certificate of Occupancy for any portion of the building expansion, a sidewalk shall be constructed along the Richmond Road frontage of the Property. The sidewalk shall extend to adjoining property lines and have handicapped accessible ramps at any driveways or street intersections.
11. 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.
12. This special use permit 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
ICENHOUR	AYE
MCGLENNON	AYE
JONES	AYE
KENNEDY	AYE
GOODSON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 22nd day of July, 2008.