

## RESOLUTION

### CASE NO. SUP-15-00. ST. BEDE CATHOLIC CHURCH

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. Douglas E. White of The LandMark Design Group has applied on behalf of St. Bede Catholic Church and property owners Sasha L. and Mary Catherine Digges for a special use permit to allow the construction of a house of worship on 42.8 acres located at 3686 Ironbound Road; and

WHEREAS, the proposed development is shown on the Master Plan prepared by LandMark Design Group, dated May 18, 2000, and entitled "Master Plan for Special Use Permit, St. Bede Catholic Church;" and

WHEREAS, the property is located on land zoned R-8, Rural Residential, and can be further identified as Parcel No. (1-18) on James City County Real Estate Tax Map No. (38-3); and

WHEREAS, the Planning Commission, following its public hearing on June 5, 2000, 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-15-00 as described herein with the following conditions:

1. Development and land clearing of the site shall be generally in accordance with the "Master Plan for Special Use Permit, St. Bede Catholic Church" prepared by LandMark Design Group, March 21, 2000, with corrections dated May 18, 2000, with such accessory structures and minor changes as the Development Review Committee determines does not change the basic concept or character of the development. Structures to be built on the Property in the future which are described on the master plan shall not require a special use permit.
2. The location of any Resource Protection Area shall be identified by the developer and shall be indicated on any site plan or development plan which is submitted to James City County for approval. This identification must be approved by the James City County Environmental Division prior to the issuance of preliminary site plan approval.
3. A minimum 50-foot wide undisturbed buffer shall be maintained along the property lines for adjoining lots in The Meadows, however, where the edge of pavement of a proposed parking area is closer than 70-feet to an adjacent residential lot, a wall or solid fence a minimum height of 60-inches and additional landscaping placed on the outside of the wall or fence shall be provided between the edge of pavement of the proposed parking area and the undisturbed buffer. The wall or solid fence and additional landscaping shall be approved by the Planning Director or his designee.

4. The applicant shall provide and construct a four-foot wide paved sidewalk along Ironbound Road adjacent to any turn lanes and associated improvements required by the Virginia Department of Transportation (“VDOT”) or, in the alternative, the applicant may provide and maintain a cash escrow account with an agreement in a form suitable to the County Attorney to ensure the construction of the improvements when similar improvements are completed on both sides of the Property along Ironbound Road at which time the cash escrow account shall be released.
5. The applicant shall construct a five-foot wide VDOT standard shoulder bike lane along the front of the property adjacent to Ironbound Road (State Route 615). If turn lanes or other road, drainage, or utility improvements are required by VDOT along other portions of Ironbound Road (“Ironbound Road Improvements”), the applicant shall either construct additional five-foot wide VDOT standard shoulder bike lanes along the Ironbound Road Improvements, as required by the Planning Director or his designee, or construct the Ironbound Road Improvements in such a way that subsequent installation of the bike lanes shall not require relocation of the Ironbound Road Improvements. The intent of this condition is that the County will only need to add base material and pavement for the additional bike lanes that do not adjoin the front property line. The construction of the required bike lanes shall be completed prior to issuance of a Certificate of Occupancy or, in the alternative, the applicant may provide and maintain a cash escrow account with an agreement in a form suitable to the County Attorney to insure the construction of the improvements when similar improvements are completed on both sides of the Property along Ironbound Road at which time the cash escrow account shall be released.
6. All exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. In addition, a lighting plan shall be submitted to, and approved by, the Planning Director or his designee which indicates no glare outside the property lines. “Glare” shall be defined as more than 0.1 footcandle at the property line or any direct view of the lighting source from the adjoining residential properties.
7. The applicant shall implement the road improvements recommended by the traffic study “St. Bede Catholic Church Traffic Impact Study, James City County, Virginia” prepared by LandMark Design Group, March 20, 2000. If additional right-of-way and/or improvements are required by the Virginia Department of Transportation, the additional right-of-way shall be acquired and dedicated prior to final site plan approval and the additional improvements shall be constructed prior to the issuance of any Certificate of Occupancy.
8. The building elevations for any structure on the site shall be approved by the Planning Director or his designee prior to final site plan approval. The intent of this condition is to ensure that all future buildings on the site are uniform and compatible with the design, materials and colors of the main structure.
9. All dumpsters shall be screened by landscaping and fencing in a location approved by the Planning Director or his designee prior to final site plan approval.

10. Free-standing signs within 50-feet of the Ironbound Road right-of-way, as may exist from time to time, shall be ground mounted, monument style and shall be approved by the Planning Director or his designee prior to final site plan approval.
11. A landscaping plan shall be approved by the Planning Director or his designee prior to final site plan approval.
12. A land disturbing permit shall be obtained by the developer for this project within 36 months from the date of approval of this special use permit or the permit shall become void.
13. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

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Ronald A. Nervitt  
Chairman, Board of Supervisors

ATTEST:

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Sanford B. Wanner  
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 19th day of December, 2000.

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