

RESOLUTION

CASE NO. SUP-29-00. WILLIAMSBURG CHRISTIAN RETREAT CENTER

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. Robert Ackerman has applied on behalf of Williamsburg Christian Retreat Association, Inc. for a special use permit to allow a golf course; and

WHEREAS, the proposed golf course is shown on the master plan prepared by McKee Carson, dated December 22, 2000, and entitled "Williamsburg Christian Retreat Center Mennowood Development;" and

WHEREAS, the property is located on land zoned R-2, General Residential District, and can be further identified as Parcel No. (1-14) on James City County Real Estate Tax Map No. (4-3); and

WHEREAS, the Planning Commission, following its public hearing on June 4, 2001, voted 5-1 to deny 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-29-00 as described herein with the following conditions:

1. Master Plan. The plan of development shall be generally consistent with the "Williamsburg Christian Retreat Center Mennowood Development" prepared by McKee Carson, dated December 22, 2000 as determined by the Director of Planning.
2. Density. There shall be no more than 51 dwelling units on the property with a 9-hole golf course.
3. Golf Course. The areas on the Master Plan designated as golf course and clubhouse shall be used only for those purposes or such areas shall be left as open space. Water for irrigation of the golf courses shall be provided from surface water collection or by constructing a well tapping into the middle Potomac aquifer.
4. Pedestrian System. The Owner shall provide and construct a six-foot wide soft surface or unpaved pedestrian trail system generally in the location shown on the Master Plan. The Director of Planning shall review and approve the final design and location of the trail prior to construction. The trail shall be constructed or bonded prior to final subdivision approval for any residential lot adjacent to the trail.
5. Clubhouse. A landscaped clubhouse area shall be provided in a manner generally consistent with the location shown on the Master Plan and shall not be located within 150 feet of Barnes Road. There shall not be direct access from the clubhouse

to Barnes Road. The final design and location shall be reviewed and approved by the Development Review Committee prior to construction. The clubhouse shall be installed or bonded prior to final subdivision approval for more than 25 lots or units.

6. Traffic Study Implementation. Access to the development shall be in the approximate location shown on the master plan of development. The applicant shall provide a stop sign at the entrance to the property. There shall be no median on the main access road.
7. Time Limit. If construction of the development has not commenced within a period of thirty-six months from the date of issuance of this special use permit, this permit shall become void. Construction shall be defined as clearing, grading, or excavation for the development.
8. Signs. The entrance sign, entrance features and lighting shall be approved by the Planning Director prior to approval of any plan of development.
9. Landscape Plan. The applicant shall submit a landscape plan for the site's entrance, including first 600 feet of the main access road and Barnes Road with street trees every 30 feet, to be approved by the Planning Director prior to approval of any plan of development.
10. Lighting. All exterior light fixtures for the clubhouse and clubhouse area shall have recessed fixtures with no lens, bulb, or globe extending below the casing. A lighting plan shall be submitted to, and approved by, the Planning Director prior to final site plan approval which indicates the fixture type and that no glare will occur 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 a public street or adjoining residentially designated property.
11. Severability. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

John J. McGlennon
Chairman, Board of Supervisors

ATTEST:

Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of July, 2001.

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